



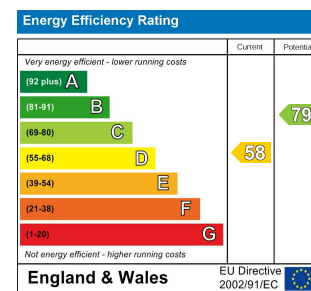
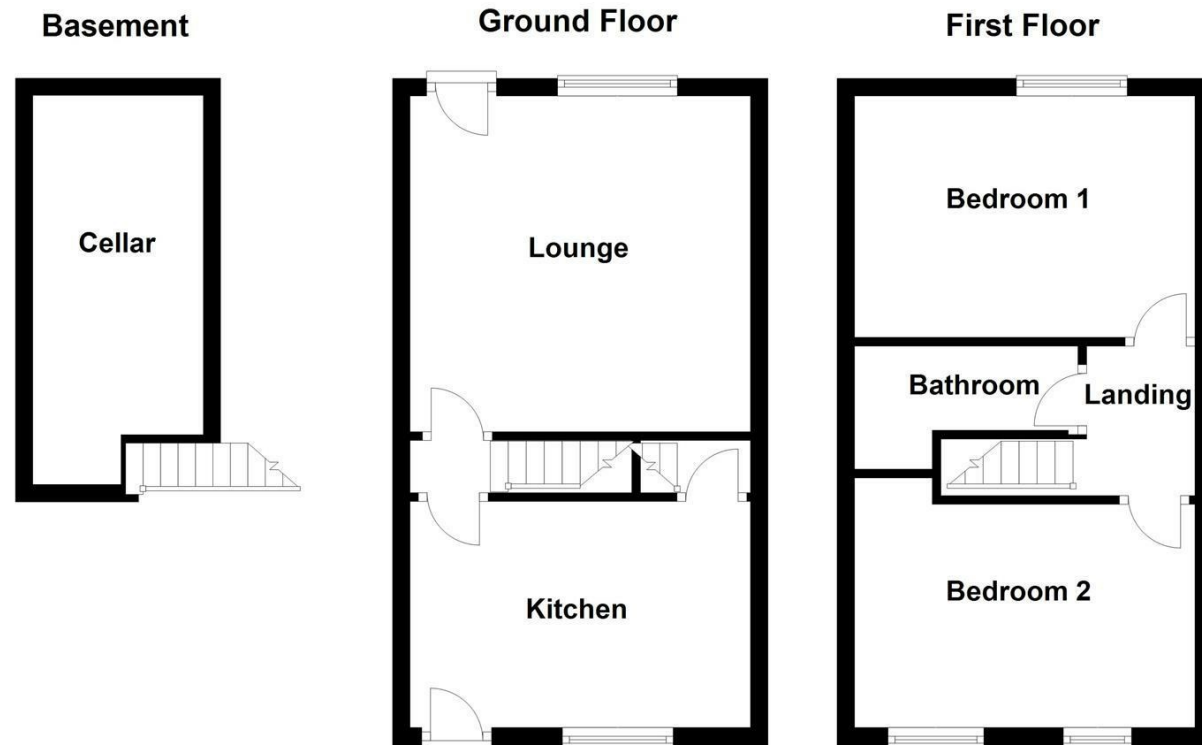
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**IMPORTANT NOTE TO PURCHASERS**

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements to enable them to obtain exact details for the purpose of fitted carpets. Please note that none of the appliances mentioned in our brochures i.e. gas boilers, heaters, cookers, refrigerators etc. have been checked or tested and cannot be guaranteed to be in working order. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller.

**MORTGAGES**

Did you know that we have our own specialist mortgage consultants who can provide you with free independent advice and information regarding your house purchase and everything it entails, from budget planning to finding the best mortgage available to you\*

Wakefield office 01924 291294,  
Pontefract & Castleford office 01977 798844  
Ossett & Horbury offices 01924 266555  
and Normanton office 01924 899870.  
Please ring us to arrange a mortgage advice appointment.

\*your home may be repossessed if you do not keep up repayments on your mortgage

**FREE MARKET APPRAISAL**

If you are thinking of making a move then take advantage of our FREE market appraisals, with the knowledge that we have been selling houses for the people of the WF postcodes for over 50 years.

**PROPERTY ALERTS**

Make sure you keep up to date with all new properties in your price range in the particular area you have in mind by registering your details with us.

**CONVEYANCING**

Richard Kendall Estate Agent is proud to have their own panel of solicitors offering a comprehensive service to our clients requiring Conveyancing services. This service enables Richard Kendall Estate Agent to work hand in hand with our solicitors and our mortgage brokers to ensure the legal process of buying or selling your homes is as seamless as possible.



**11 Medlock Road, Horbury, Wakefield, WF4 6JA**

**For Sale Freehold £169,950**

Offered for sale with no chain involved and immediate vacant possession upon completion is this spacious two double bedroom mid terrace property benefiting from UPVC double glazing and gas central heating.

The accommodation fully comprises lounge, inner hallway, kitchen with Yorkshire stone floor, cellar, first floor landing, two double bedrooms and modern house bathroom/w.c. Low maintenance flagged garden to the front, lawned garden to the rear incorporating timber decked patio.

Situated in a popular part of Horbury the property is well placed for local amenities including shops and schools. Local bus routes are nearby and there is good access to the motorway network.

An ideal home for the first time buyer, couple or small family looking to gain access onto the property market. An internal viewing is recommended.



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## ACCOMMODATION

### LOUNGE

14'4" x 12'8" [4.38m x 3.87m]

UPVC entrance door, wood flooring, coving to the ceiling, two radiators, UPVC double glazed window to the front, feature log burner with exposed brick back and Indian stone hearth. Door to the inner hallway.



### INNER HALLWAY

Wood flooring, stairs to the first floor landing, door into the kitchen.

### KITCHEN

12'9" x 8'4" [3.89m x 2.56m]

Modern kitchen with a range of wall and base units with work surface over, Mosaic tiled splashback, circular stainless steel sink and drainer, plumbing for washing machine, integrated double oven and grill, four ring electric induction hob with filter hood above, Yorkshire stone flooring, radiator, UPVC double glazed window to the rear, UPVC door to the rear, space for fridge and freezer, door to the cellar and combination boiler.

### CELLAR

Light and power.

### FIRST FLOOR LANDING

Radiator, coving to the ceiling, doors to bedrooms and bathroom/w.c.

### BEDROOM ONE

9'6" x 12'9" max x 11'7" min [2.92m x 3.90m max x 3.54m min ]

UPVC double glazed window to the front, radiator, coving to the ceiling.



### BATHROOM/W.C.

7'9" x 6'8" max x 4'6" min [2.37m x 2.05m max x 1.39m min]

Low flush w.c., heated towel radiator, pedestal wash basin, panelled bath with mixer shower over. Part tiled walls and recessed ceiling spotlights.



### BEDROOM TWO

12'10" x 9'8" max x 8'5" min [3.92m x 2.95m max x 2.59m min]

Two UPVC double glazed windows to the rear, coving to the ceiling, radiator, fitted double wardrobe, loft access.



### OUTSIDE

The rear garden is lawned and incorporates decked patio area, timber frame shed and open plan outhouses. There is also right of way access for the neighbouring properties bins. On street parking to the front and a low maintenance flagged front garden.



### PLEASE NOTE

The property has a water meter.

### COUNCIL TAX BAND

The council tax band for this property is A

### EPC RATING

To view the full Energy Performance Certificate please call into one of our local offices.

### VIEWINGS

To view please contact our Horbury office and they will be pleased to arrange a suitable appointment.

### FLOOR PLANS

These floor plans are intended as a rough guide only and are not to be intended as an exact representation and should not be scaled. We cannot confirm the accuracy of the measurements or details of these floor plans.