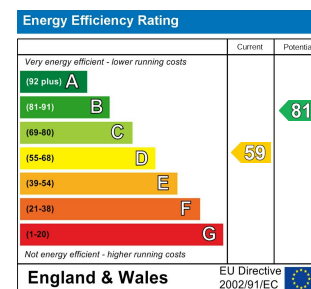




**WAKEFIELD** | **OSSETT** | **HORBURY**  
 01924 291 294 | 01924 266 555 | 01924 260 022  
**NORMANTON** | **PONTEFRACT & CASTLEFORD**  
 01924 899 870 | 01977 798 844



**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.



**6 Cooperative Street, Horbury, Wakefield, WF4 6DR**

**For Sale Freehold £209,950**

A fantastic opportunity to purchase this three storey three bedroom end terraced house. The property benefits from spacious living accommodation throughout as well as UPVC double glazing, gas central heating and an enclosed low maintenance rear garden.

The accommodation fully comprises of entrance hall with staircase to the first floor landing and door into the living room. The living room has a bay window overlooking the front aspect and a door to the spacious kitchen/diner which has access to the storage cellars. The first floor landing leads to two good sized bedrooms and the house shower room/w.c. There is a third bedroom is located on the second floor. Outside, there is a pathway leading to the front porch with a low maintenance buffer garden. Whilst to the rear there is a tiered paved patio, perfect for entertaining and dining purposes, with a timber store unit and brick built outhouse.

Horbury is host to a good range of amenities including shops and schools, whilst main bus routes run to and from Wakefield city centre. The M1 motorway is only a short drive away.

Only a full internal inspection will reveal all that is on offer at this quality home and an early viewing comes highly recommended.



**OPEN 7 DAYS A WEEK | RICHARDKENDALL.CO.UK**





## ACCOMMODATION

### ENTRANCE PORCH

5'10" x 2'4" [1.78m x 0.73m]

UPVC double glazed front entrance door, UPVC double glazed windows, tiled floor and door to the entrance hall.

### HALLWAY

Central heating radiator, dado rail, coving to the ceiling, solid oak floor, staircase to the first floor landing and door to the living room.

### LIVING ROOM

14'0" x 13'7" [4.28m x 4.15m]

UPVC double glazed window to the front, wood flooring, coving to the ceiling, central heating radiator and a feature fireplace with log burner effect gas fire and wooden mantle. Door to the kitchen.



### KITCHEN

17'0" x 13'1" [5.20m x 4.00m]

Fitted with an array of modern wall and base units with wooden worktops, integrated oven and microwave, induction hob with cooker hood, integrated dishwasher, sink and drainer, two central heating radiators, wood flooring, UPVC double glazed window to the rear and UPVC double glazed rear entrance door. Door with steps leading down to the cellar.

### CELLAR

### FIRST FLOOR LANDING

Doors to two bedrooms, house bathroom/w.c. and staircase to the third bedroom on the second floor.

### BEDROOM ONE

16'7" x 11'10" [5.07m x 3.61m]

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



### BEDROOM TWO

10'0" x 7'9" [3.06m x 2.37m]

UPVC double glazed window to the rear, coving to the ceiling, central heating radiator and dado rail.

### SHOWER ROOM

9'0" x 10'2" max x 7'9" min [2.75m x 3.11m max x 2.38m min]

A larger than average walk in shower cubicle with shower screen, mixer shower and laminated walls. low flush w.c., pedestal wash basin with two taps and vanity mirror, partial timber panelled walls with dado rail, central heating radiator, coving to the ceiling, UPVC double glazed frosted window to the rear elevation, understairs storage cupboard and further cupboard with fixed shelving.



### SECOND FLOOR BEDROOM THREE

17'1" x 14'6" [5.22m x 4.44m]

Two double glazed Velux skylight windows and central heating radiator.



### OUTSIDE

Small buffer garden to the front. Low maintenance split level flagged garden to the rear with fenced surround, gated access, shared access for the bins and space for a storage shed.

### COUNCIL TAX BAND

The council tax band for this property is B.

### EPC RATING

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

### 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.

### VIEWINGS

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