



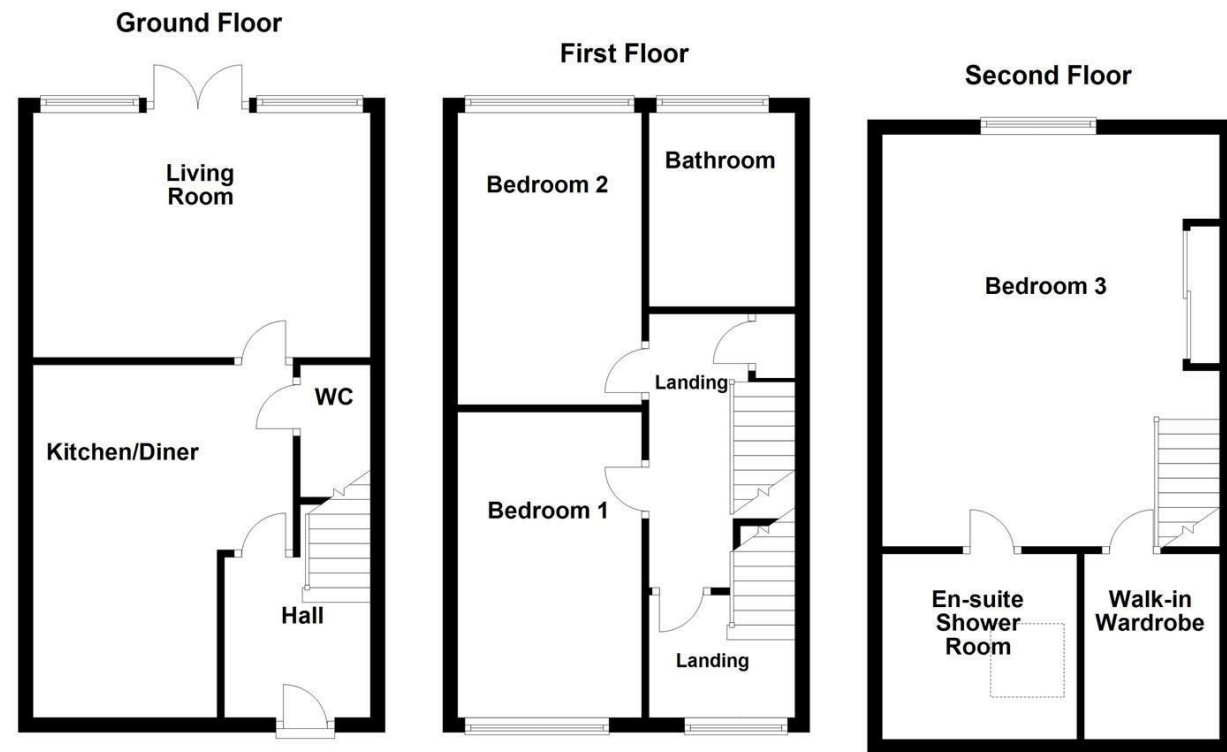
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### 32 Medlock Road, Horbury, WF4 6JA

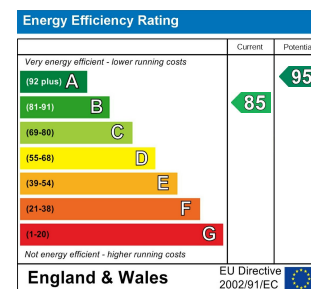
For Sale Freehold £275,000

Situated in Horbury, a superbly presented three bedroom end town house benefiting from a rear garden, driveway parking and set over three floors.

The accommodation briefly comprise entrance hall, kitchen diner, downstairs w.c., lounge, first floor landing, two double bedrooms, family bathroom/w.c. and a second floor landing provides access to a further double bedroom with en suite shower room/w.c. Externally there is driveway parking for two cars and enclosed rear garden with decked seating.

Situated close to Horbury town centre it is ideally located for all local shops and amenities including schools. Well situated for bus routes for those looking to commute in and out of Wakefield or Ossett.

Ready to move into and done to a high standard a viewing is highly recommended.



#### 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\*

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## ACCOMMODATION

### HALLWAY

Entrance door, staircase leading to the first floor, tiled floor, access through to the kitchen diner and living room.

### KITCHEN DINER

15'8" x 11'7" [4.8m x 3.54m]

UPVC double glazed window to the front elevation. A modern fitted kitchen with an array of wall and base units for storage with Quartz worktops, integrated dishwasher, integrated washing machine, integrated fridge freezer, integrated Induction hob with oven, cooker hood over and Quartz splashback. Inset 1 1/2 stainless steel sink and drainer unit, spotlights to the ceiling, t.v. point to the wall, access to the downstairs w.c.

### DOWNSTAIRS W.C.

2'6" x 5'11" [0.78m x 1.81m]

Vanity wash hand basin with mixer tap and splashback, low flush w.c., tiled floor.

### LIVING ROOM

14'10" x 10'11" [4.54m x 3.34m]

UPVC double glazed window to the rear and UPVC French doors, underfloor heating.

### FIRST FLOOR LANDING

Access to two bedrooms and family bathroom/w.c. Built in storage cupboard housing the water tank. Staircase to the second floor.

### BEDROOM TWO

13'7" x 8'1" [4.15m x 2.47m]

UPVC double glazed window to the front elevation, central heating radiator.

### BEDROOM THREE

12'11" x 8'0" [3.96m x 2.44m]

UPVC double glazed window to the rear elevation, central heating radiator.

### BATHROOM/W.C.

8'7" x 6'4" [2.63m x 1.94m]

UPVC double glazed frosted window to the rear elevation. Wall mounted shower over the bath, vanity wash hand basin with mixer tap, low flush w.c., chrome style ladder radiator, spotlights to the

ceiling, partially tiled walls.

### SECOND FLOOR LANDING

UPVC double glazed window and central heating radiator. Access to bedroom one.

### BEDROOM ONE

18'4" x 14'10" [5.59m x 4.53m]

Access to the en suite shower room/w.c. Small walk in wardrobe. UPVC double glazed window to the rear elevation, central heating radiator, built in wardrobe with sliding mirror door.

### EN SUITE SHOWER ROOM/W.C.

8'9" x 8'9" [2.69m x 2.69m]

Velux window to the front elevation. Walk in double shower cubicle with wall mounted shower and shower screen, vanity wash hand basin with mixer tap, low flush w.c, chrome style ladder radiator and spotlights to the ceiling.

### OUTSIDE

Driveway parking with ample space for two cars. To the rear there is a garden with artificial lawn, decked patio seating area and wooden fencing surrounding.

### COUNCIL TAX BAND

The council tax band for this property is C

### 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 Ossett office and they will be pleased to arrange a suitable appointment.