



WAKEFIELD
01924 291 294

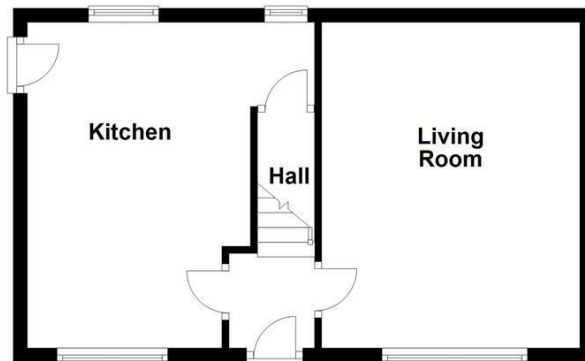
OSSETT
01924 266 555

HORBURY
01924 260 022

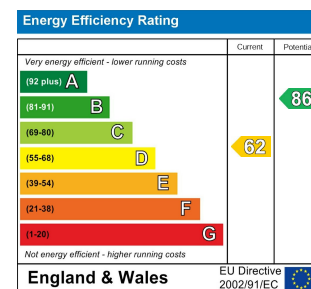
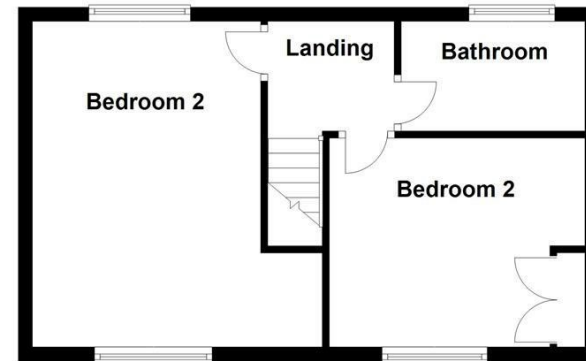
NORMANTON
01924 899 870

PONTEFRACT & CASTLEFORD
01977 798 844

Ground Floor



First Floor



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.

18 Victoria Street, Horbury, Wakefield, WF4 6EH

For Sale Freehold £139,950

Situated close to Horbury town centre is this well presented and recently redecorated two bedroom end terrace property benefitting from newly fitted kitchen, bathroom and new flooring throughout, new certified electric system, UPVC double glazing and gas central heating.

The property briefly comprises of entrance hall, living room and kitchen with storage cellar. The first floor landing leads to two double bedrooms and family bathroom/w.c. Externally there is a small flagged yard with wood fencing surround to the front. Right of access to the side door.

The property is ideally located for Horbury town centre and all its amenities it has to offer including shops and schools. The motorway network is only a short drive away, perfect for those looking to commute further afield for work.

Ready to move into, this property would make an ideal first time home or for those looking to downsize and a viewing is highly recommended.



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ACCOMMODATION

ENTRANCE HALL

Front UPVC entrance door. Access to the living room and kitchen with a staircase to the first floor landing.

LIVING ROOM

15'1" x 12'0" [4.62m x 3.66m]

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

KITCHEN

15'5" x 13'7" [4.7m x 4.15m]

Fitted kitchen with wall and base units with wood effect laminate worktops, integrated oven with induction hob, stainless steel sink and drainer unit, space for a washing machine, space for a fridge/freezer, central heating radiator and access down to the cellar for storage. UPVC double glazed windows to the front and rear elevation and side UPVC door.



FIRST FLOOR LANDING

Central heating radiator and provides access to two bedrooms and family bathroom.

BEDROOM ONE

15'1" x 13'7" [max] [4.61m x 4.16m [max]]

UPVC double glazed windows to the front and rear elevation and central heating radiator.



BEDROOM TWO

9'9" x 11'1" [2.99m x 3.38m]

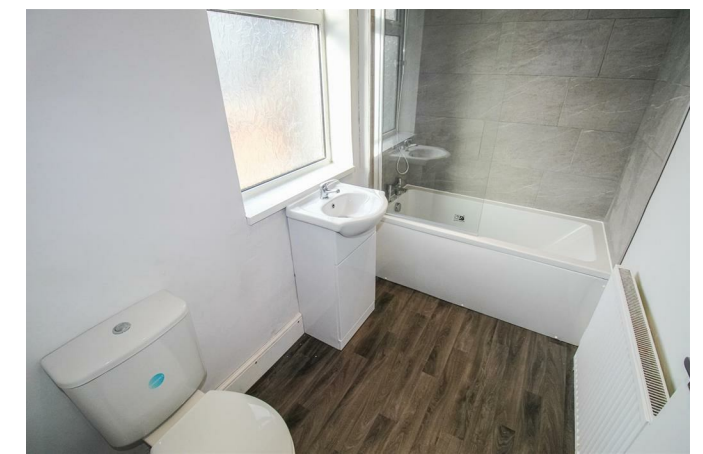
UPVC double glazed window to the front elevation, built in storage wardrobe, original open brick fireplace and central heating radiator.



BATHROOM/W.C.

8'7" x 5'2" [2.63m x 1.58m]

UPVC double glazed frosted window to the rear elevation. Three piece suite comprising wall mounted shower over the bath, vanity wash hand basin with mixer tap, low flush w.c., central heating radiator, spotlights to the ceiling and tiled over the shower and bath.



OUTSIDE

To the front of the property there is a small flagged yard with wood fencing surround. Right of access to the side door

COUNCIL TAX BAND

The council tax band for this property is A.

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.

EPC RATING

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