



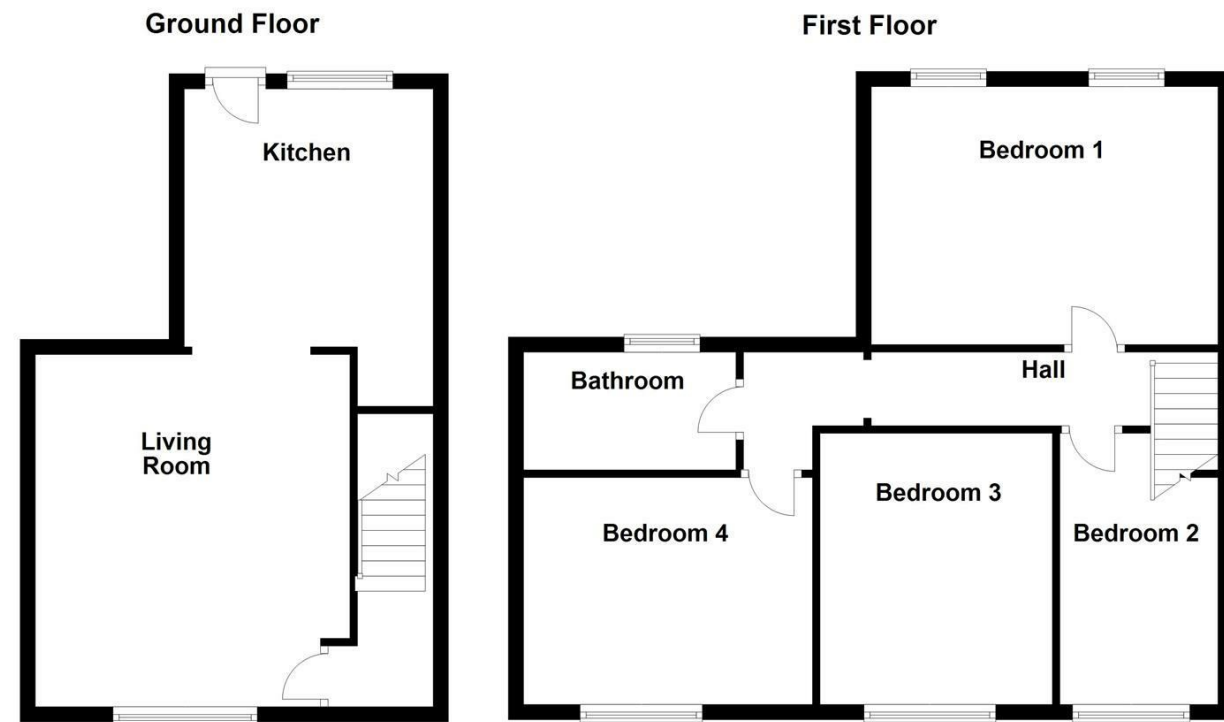
WAKEFIELD  
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01924 266 555

HORBURY  
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### 35 Westfield Road, Horbury, Wakefield, WF4 6HS

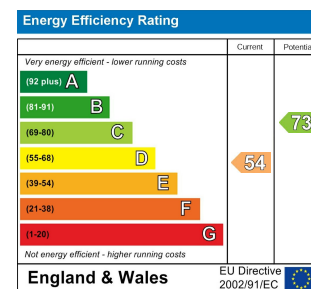
For Sale Freehold £220,000

Situated close to Horbury town centre is this four bedroom mid terrace property to be sold with tenant in situ currently achieving £750 pcm and benefitting from an ideal location and rear garden.

The property briefly comprises of entrance hall, living room, kitchen, four bedrooms and bathroom/w.c. Outside to the rear of the property has a flagged patio seating and low maintenance lawn with a bush and shrub border.

Situated within walking distance to Horbury town centre the property is ideally located for all local shops and amenities. Main bus routes run to and from Wakefield and Ossett, as well as the motorway network being only a short drive away, perfect for those looking to travel further afield.

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\*

Wakefield office 01924 291294,

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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

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#### ACCOMMODATION

##### ENTRANCE HALL

Staircase to the first floor landing, central heating radiator and access to the living room and kitchen.

##### LIVING ROOM

15'2" x 13'6" [4.63m x 4.12m]

UPVC double glazed window to the front elevation, central heating radiator, grey wood effect laminate flooring, wall lights to one side and an opening through to the kitchen.



##### KITCHEN

11'0" x 10'7" [3.36m x 3.24m]

UPVC double glazed window and door to the rear elevation. Fitted kitchen with wall and base units with laminate work tops, 1 1/2 stainless steel sink and drainer unit with mixer tap, space for a washing machine, space for a fridge/freezer and space for a cooker.

##### BEDROOM ONE

15'0" x 11'0" [4.59m x 3.36m]

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



##### BEDROOM TWO

11'8" x 6'10" [3.56m x 2.09m]

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



##### BEDROOM THREE

11'8" x 10'0" [3.57m x 3.06m]

UPVC double glazed window to front and central heating radiator.



##### BEDROOM FOUR

9'10" x 12'0" [3.01m x 3.66m]

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

##### BATHROOM/W.C.

4'9" x 8'9" [1.45m x 2.67m]

UPVC double glazed frosted window to the rear elevation. Three piece suite comprising bath suite, wash hand basin and low flush w.c. Central heating radiator.



##### OUTSIDE

The rear of the property has a flagged patio seating and low maintenance lawn with a bush and shrub border.

##### COUNCIL TAX BAND

The council tax band for this property is B.

##### FLOOR PLAN

This floor plan is intended as a rough guide only and is not to be intended as an exact representation and should not be scaled. We cannot confirm the accuracy of the measurements or details of this floor plan.

##### 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.