



WAKEFIELD
01924 291 294

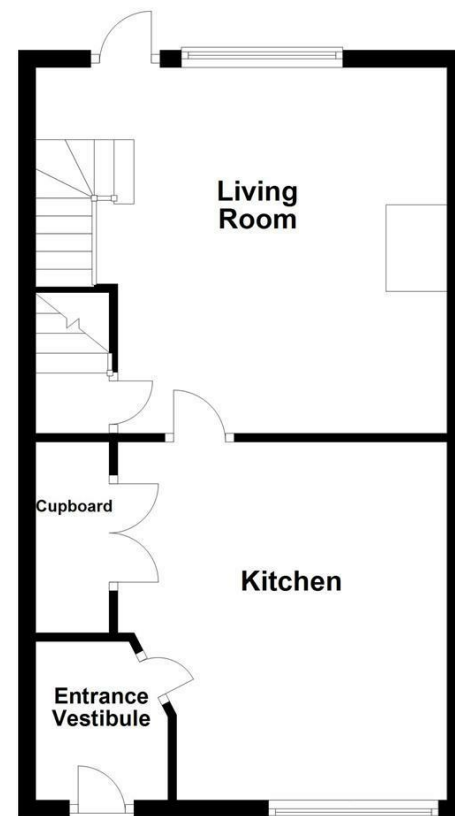
OSSETT
01924 266 555

HORBURY
01924 260 022

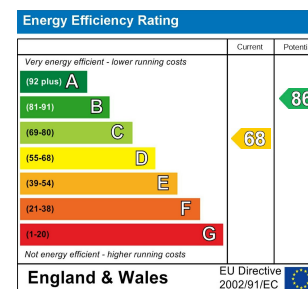
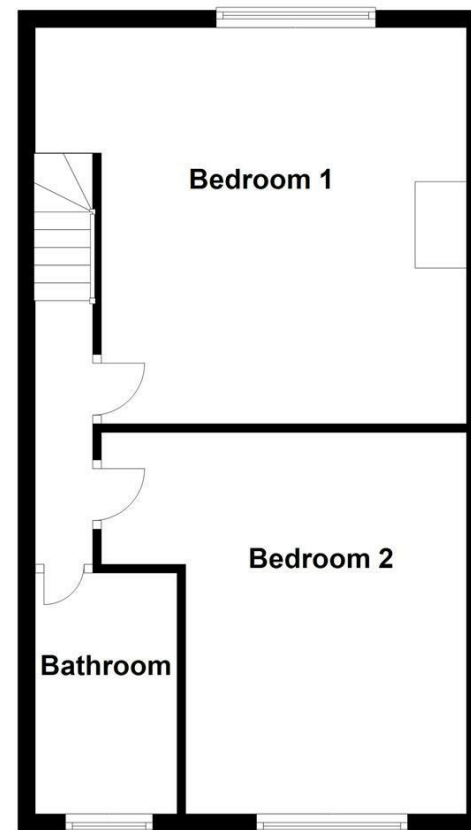
NORMANTON
01924 899 870

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.

3 Humber Place, Horbury, Wakefield, WF4 6JE

For Sale Freehold £175,000

A fantastic opportunity to purchase this two bedroom mid terrace property situated in the well sought after town of Horbury. The property is within walking distance of local amenities, shops and schools. The property also offers fantastic motorway links, which is perfect for the commuter and would also suit first time buyers or those looking to downsize in the area.

The accommodation briefly comprises entrance and modern kitchen with separate lounge, first floor landing, two bedrooms and house bathroom/w.c. A private and enclosed rear garden.

Early viewing is essential. Do not miss this fantastic property in the heart of Horbury.



ACCOMMODATION

ENTRANCE HALL

5'8" x 5'0" [1.74m x 1.53m]

UPVC composite door leading into entrance vestibule, door leading through into the kitchen.

KITCHEN

11'9" x 13'6" [3.6m x 4.14m]

Doors to the living room and storage cupboard. A range of modern fitted wall and base units with laminate work surface over, laminate splashback, integral four ring induction hob with cooker hood over, two integral ovens, integral fridge freezer, integral dishwasher, spotlights on the ceiling, UPVC double glazed window to the front.



LIVING ROOM

13'10" x 14'9" [4.23m x 4.5m]

Door leading to the cellar, stairs to the first floor landing, central heating radiator, UPVC double glazed window to the front, gas feature fireplace with hearth and surround. UPVC composite door to the rear.



FIRST FLOOR LANDING

Doors leading to the two bedrooms and bathroom/w.c.

BEDROOM ONE

15'0" x 16'4" [4.58m x 4.99m]

Central heating radiator, UPVC double glazed window to the rear.



BEDROOM TWO

11'10" x 13'1" max x 10'2" min [3.61m x 4.01m max x 3.11m min]

Central heating radiator, UPVC double glazed window to the front.

BATHROOM/W.C.

5'9" x 8'6" [1.77m x 2.61m]

Modern white suite comprising low flush w.c., vanity unit wash basin and panelled bath with chrome shower over and mixer tap. Tiled splashback, spotlights to the ceiling, UPVC double glazed frosted window to the front, central heating radiator.



OUTSIDE

The rear has a larger than average garden split into two sections, block paved patio seating area and the garden is mainly laid to lawn with timber shed. The garden is enclosed by fencing.



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