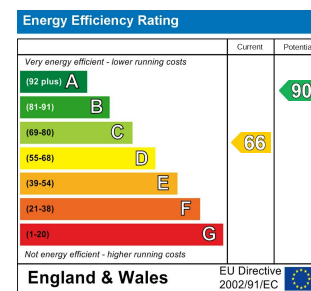
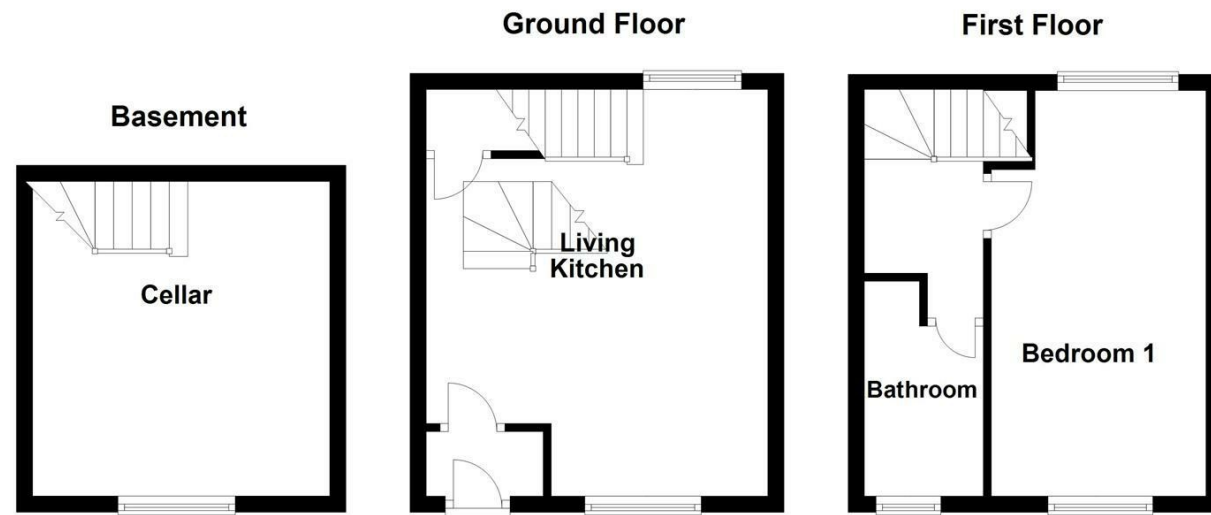




WAKEFIELD | **OSSETT** | **HORBURY**
01924 291 294 | **01924 266 555** | **01924 260 022**
NORMANTON | **PONTEFRACT & CASTLEFORD**
01924 899 870 | **01977 798 844**



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.



5 Dawson Hill Yard, Horbury, Wakefield, WF4 5AQ

For Sale Freehold Asking Price £110,000

Situated only a short distance from Horbury town centre is this one/two bedroom end terrace property benefitting from cellar which could be used as a second bedroom, open plan living and off road parking.

The property briefly comprises of entrance porch and open plan living kitchen with access down to the cellar which has been renovated and tanked out, which could be used as a bedroom. To the first floor there is a double bedroom and bathroom/w.c. Outside there is off road parking to the front for one vehicle.

Within walking distance to Horbury town centre, the property is ideally located for all local shops and amenities that Horbury has to offer. Whilst also being close to local bus routes for those looking to commute and the M1 motorway is only a short distance away.

Done to a good standard and ready to move into, this property would make a superb first time home or investment and a viewing is highly recommended.



ACCOMMODATION

ENTRANCE PORCH

Door into the living kitchen space with UPVC double glazed frosted window.

LIVING KITCHEN

16'3" x 13'11" [4.97m x 4.25m]

UPVC double glazed windows to the front and rear, central heating radiator. Fitted kitchen with an array of wall and base units, integrated oven and hob, stainless steel sink and drainer. Door leading out to the tanked out cellar and staircase leading to the first floor landing.



CELLAR

12'10" x 12'0" [3.92m x 3.66m]

UPVC double glazed window to the front elevation and central heating radiator. Has been fully renovated and tanked out, could be used for a variety of purposes such as a second bedroom.



FIRST FLOOR LANDING

Access to the bedroom and bathroom/w.c.

BEDROOM ONE

16'5" x 8'11" [5.02m x 2.74m]

UPVC double glazed windows to the front and rear, central heating radiator and built in overstairs storage cupboard.



BATHROOM/W.C.

8'7" x 4'7" [2.63m x 1.42m]

Wood framed double glazed frosted window to the front elevation. Three piece suite comprising wall mounted electric shower over the bath, wash hand basin with mixer tap and low flush w.c. Chrome style ladder radiator and fully tiled walls.



OUTSIDE

There is off street parking for one vehicle to the front of the property.

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.