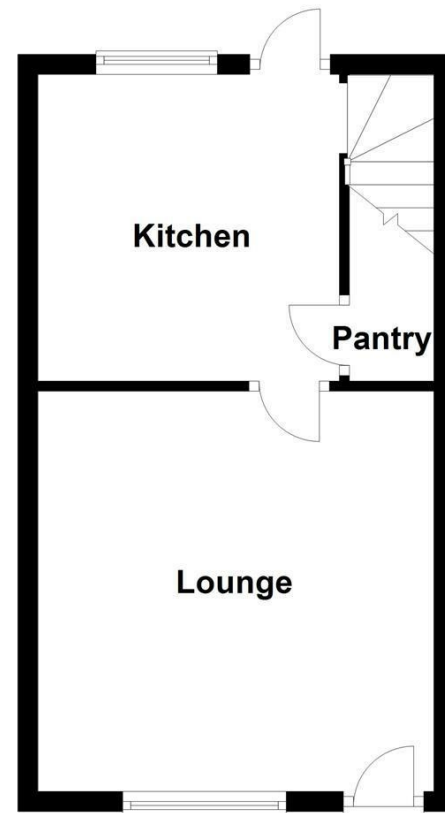




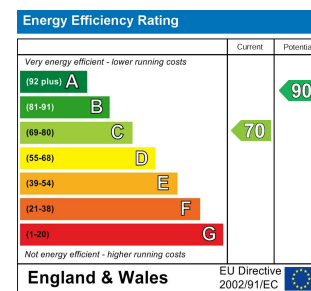
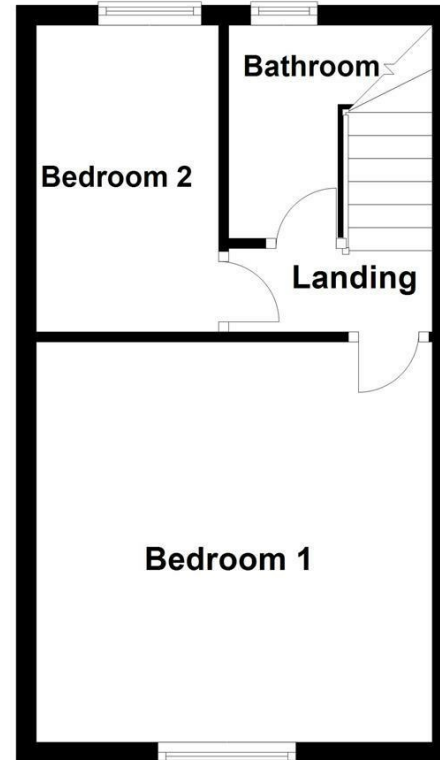
WAKEFIELD | **OSSETT** | **HORBURY**
 01924 291 294 | 01924 266 555 | 01924 260 022

NORMANTON | **PONTEFRACT & CASTLEFORD**
 01924 899 870 | 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.



23 Normanton Street, Horbury, Wakefield, WF4 5EL

For Sale Freehold £160,000

Well appointed throughout is this attractive two bedroom mid terrace property benefiting from UPVC double glazing and gas central heating.

The accommodation fully comprises living room, kitchen with stairs to the first floor landing and to the first floor there are two bedrooms and modern house bathroom/w.c. Outside there is on street parking to the front. To the rear there is a low maintenance flagged garden ideal for entertaining purposes.

Horbury plays host to a range of amenities including shops and schools, local bus routes are nearby and there is good access for the motorway network.

An ideal home for the first time buyer or professional couple looking to gain access onto the property market and an early viewing comes highly recommended.



ACCOMMODATION

LIVING ROOM

13'1" x 12'9" [4m x 3.9m]

Composite front entrance door, double glazed window to the front, double central heating radiator and a feature fireplace with marble surround and hearth not currently in use. Two wall light points.



KITCHEN

9'10" x 9'10" [3m x 3m]

With a window and double glazed external door

to the rear, fitted with an attractive range of gloss fronted wall and base units with laminate worktops and brick set tiled splashbacks, inset stainless steel sink unit, four ring stainless steel gas hob with matching stainless steel filter hood over, built in oven, space and plumbing for a washing machine and slimline dishwasher, space for a tall fridge freezer, double central heating radiator and useful understair pantry store.



FIRST FLOOR LANDING

Loft access point.

BEDROOM ONE

13'1" x 12'9" [4m x 3.9m]



BEDROOM TWO

9'10" x 5'6" [3m x 1.7m]

With a window overlooking the rear garden and a double central heating radiator, dado rail.

BATHROOM/W.C.

7'2" x 3'11" [2.2m x 1.2m]

Frosted window to the rear, part tiled walls, fitted with a modern white and chrome three piece suite comprising panelled bath with shower attachment over, pedestal wash basin and low suite w.c. Chrome ladder style heated towel rail.



OUTSIDE

To the front, the property is street lined, whilst to the rear there is a pleasant paved garden area with gravelled beds and a useful wooden shed.



COUNCIL TAX BAND

The council tax band for this property is TBC.

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