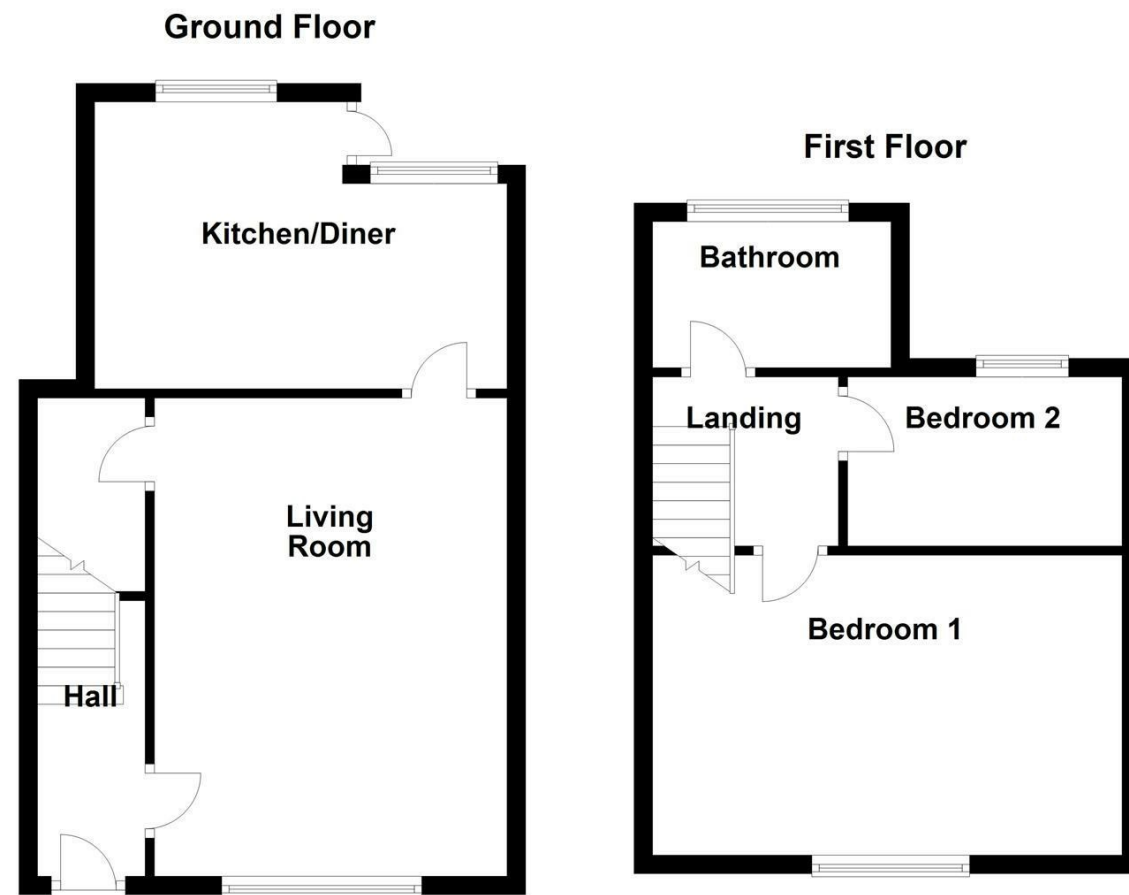




**WAKEFIELD** | **OSSETT** | **HORBURY**  
 01924 291 294 | 01924 266 555 | 01924 260 022  
**NORMANTON** | **PONTEFRACT & CASTLEFORD**  
 01924 899 870 | 01977 798 844



## 64 Industrial Street, Horbury, Wakefield, WF4 5EG

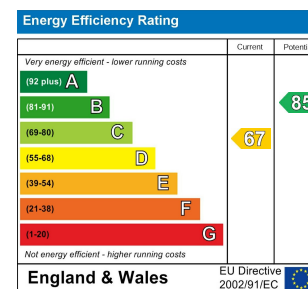
For Sale Freehold Offers In The Region Of £165,000

Situated in Horbury is this well presented two bedroom mid terrace property benefitting from spacious rear garden, UPVC double glazing and gas central heating.

The property briefly comprises of entrance hall, living room, kitchen/diner and storage cellar. The first floor landing leads to two bedrooms and family bathroom. Outside there is a low maintenance split level gardens to the rear with patio seating area and lawned garden.

Situated in Horbury, the property is ideally located for all local shops and amenities including local schools. The motorway network is only a short drive away, perfect for those looking to commute further afield.

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



**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.

**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



## ACCOMMODATION

### ENTRANCE HALL

Staircase to the first floor and door to the living room.

### LIVING ROOM

16'11" x 12'5" [5.16m x 3.80m]

UPVC double glazed window to the front elevation, central heating radiator and space for a fireplace. Built in storage cupboard with access down to the cellar. Door to the kitchen/diner.



### KITCHEN/DINER

14'6" x 10'1" [4.44m x 3.08m]

UPVC double glazed windows to the rear elevation, two central heating radiators, wood effect laminate flooring

and fitted kitchen with an array of wooden wall and base units for storage with integrated oven with gas hob, cooker hood and tiled splash back. Inset sink and drainer unit, space for a fridge/freezer and space for a dining table and chairs.



### FIRST FLOOR LANDING

Access to two bedrooms and family bathroom.

### BEDROOM ONE

15'6" x 7'3" [4.74m x 2.21m]

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



### BEDROOM TWO

9'7" x 6'4" [2.94m x 1.95m]

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



### BATHROOM/W.C.

8'5" x 4'11" [2.57m x 1.52m]

UPVC double glazed frosted window to the rear elevation, three piece suite comprising wall mounted shower over the bath, wash hand basin and low flush w.c. Chrome style ladder radiator and partially tiled walls.



### OUTSIDE

There is on street parking to the front. Whilst to the rear is a

spacious split level garden with patio seating area leading down to a further patio seating area and low maintenance lawn with wood fencing surrounding, as well as bush and shrub border, with space for a storage shed.



### 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.