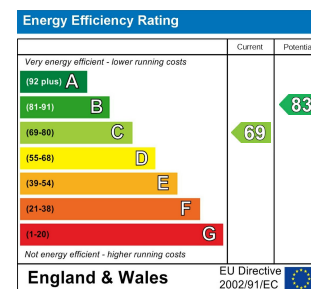
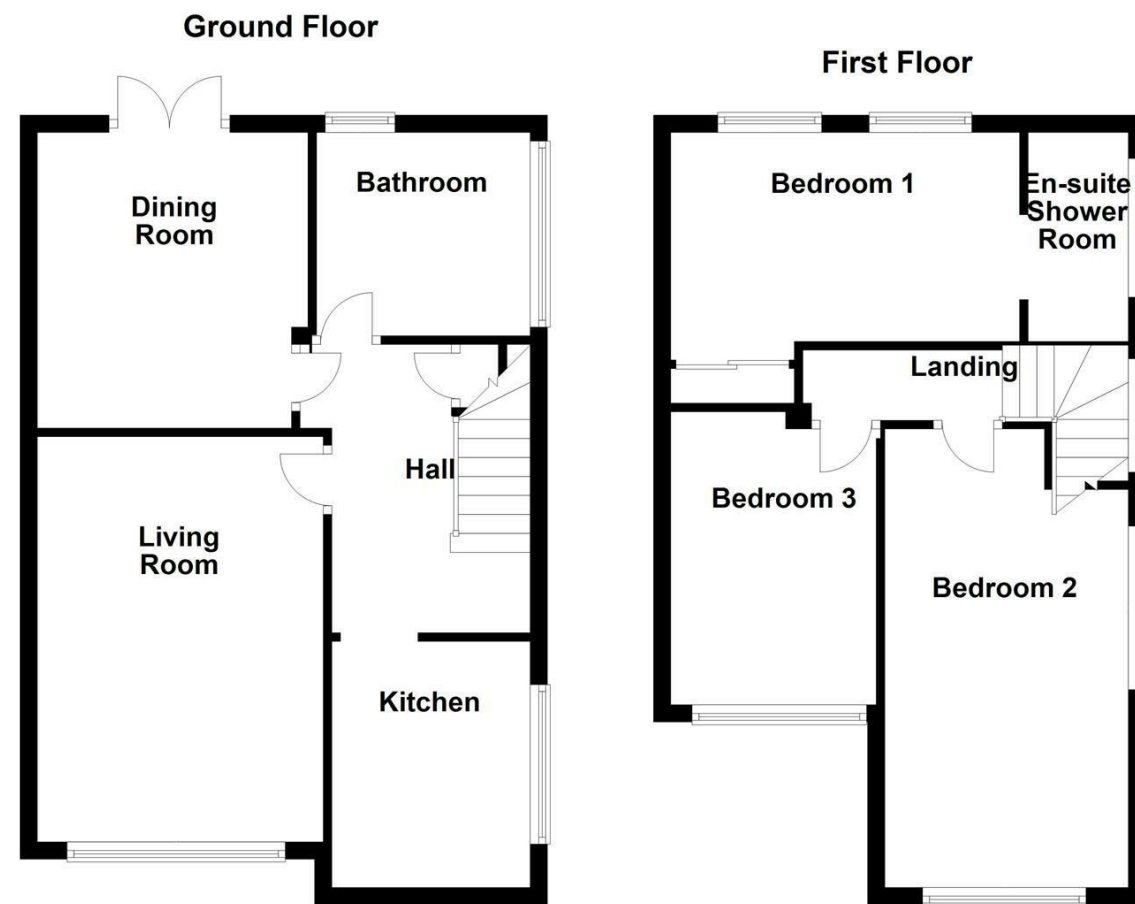




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23 First Avenue, Horbury, Wakefield, WF4 6AL

For Sale Freehold £270,000

Occupying a cul-de-sac location is this well presented three bedroom semi detached property benefitting from no chain, ample driveway parking and low maintenance rear garden.

The property briefly comprises of entrance hall, kitchen, living room, dining room and bathroom/w.c. The first floor landing leads to three bedrooms. Outside to the front is a driveway providing off road parking for up to four vehicles with a car port to the side. To the rear is a low maintenance garden incorporating several patio seating areas, perfect for outdoor dining and entertaining, enclosed by timber fencing.

The property is ideally located for all local amenities including shops and schools with local bus routes nearby. The motorway network is only a short drive away, perfect for those looking to travel further afield.

This property would make a fantastic family home and an early viewing comes 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,

Pontefract & Castleford office 01977 798844

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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

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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

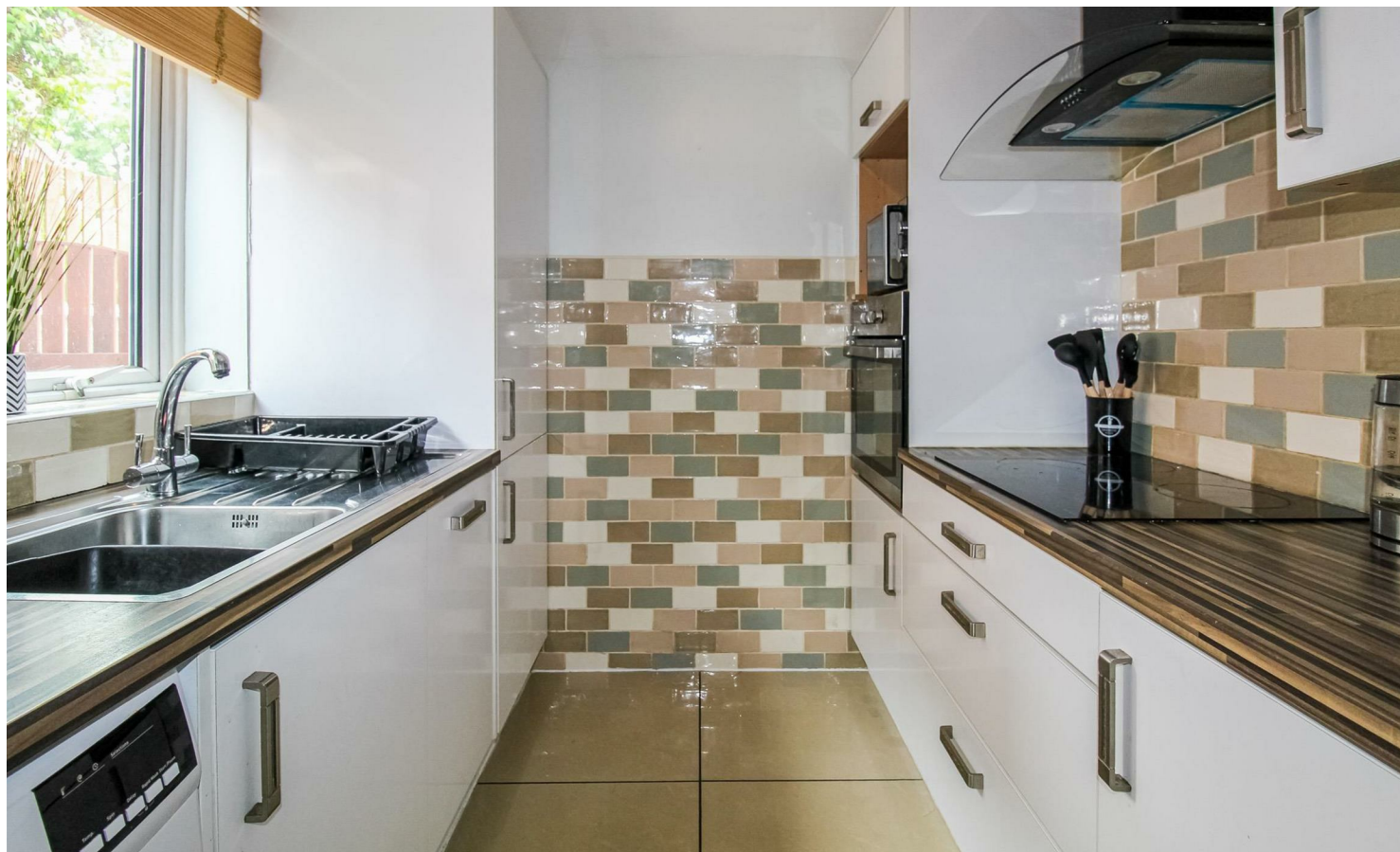
Make sure you keep up to date with all new properties in your price range in the particular area you have in mind by registering your details with us.

CONVEYANCING

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ACCOMMODATION

ENTRANCE HALL

Side UPVC entrance door, central heating radiator, built in storage cupboard and access to the kitchen, living room, dining room and downstairs bathroom.

KITCHEN

9'3" x 7'6" [2.84m x 2.31m]

UPVC double glazed window to the side elevation. Modern fitted kitchen with an array of wall and base units with laminate work tops, stainless steel sink and drainer unit, integrated induction hob with cooker hood, integrated oven, space for a microwave, space for a washing machine and integrated fridge/freezer.

LIVING ROOM

15'4" x 10'10" [4.68m x 3.31m]

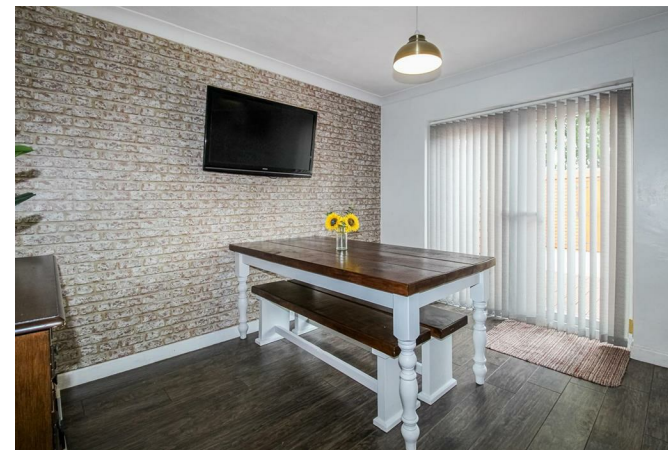
UPVC double glazed window to the front elevation, wood effect flooring and central heating radiator.



DINING ROOM

11'6" x 10'2" [3.52m x 3.12m]

UPVC double glazed French doors to the rear garden, wood effect flooring and central heating radiator.



BATHROOM/W.C.

8'0" x 7'8" [2.44m x 2.35m]

Three piece suite comprising freestanding bath with handheld shower attachment, vanity wash hand basin with mixer tap and w.c. Chrome style ladder radiator, fully tiled walls and floor. Spotlights to the ceiling and UPVC double glazed frosted windows to the side and rear.



FIRST FLOOR LANDING

UPVC double glazed window to the side elevation and access to three bedrooms.

BEDROOM ONE

13'3" x 8'0" [4.05m x 2.45m]

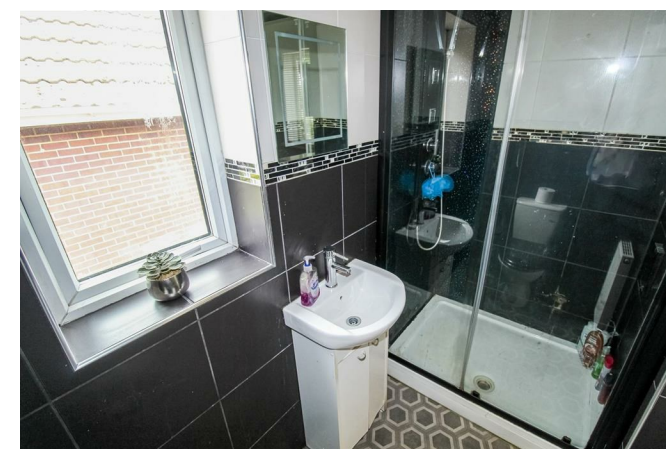
UPVC double glazed windows to the rear elevation, central heating radiator, built in wardrobes with sliding mirror doors and an opening to the en suite shower room.



EN SUITE SHOWER ROOM/W.C.

7'10" x 4'1" [2.4m x 1.25m]

Three piece suite comprising walk in shower cubicle with sliding glass door, wall mounted power shower and hand held attachment, low flush w.c. and vanity wash hand basin with mixer tap. Central heating radiator, fully tiled walls and UPVC double glazed frosted window to the side.



BEDROOM TWO

17'8" x 9'6" [5.39m x 2.91m]

UPVC double glazed windows to the front and side elevation, central heating radiator and wood effect laminate flooring.



BEDROOM THREE

11'1" x 9'0" [3.40m x 2.75m]

UPVC double glazed window to the front elevation, central heating radiator and wood effect laminate flooring.

OUTSIDE

To the front of the property is driveway parking with ample space for three/four cars with a car port to the side. To the rear is a decked patio seating area with a flagged garden, further corner decked seating area with flagged patio.



COUNCIL TAX BAND

The council tax band for this property is C.

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 Wakefield 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.