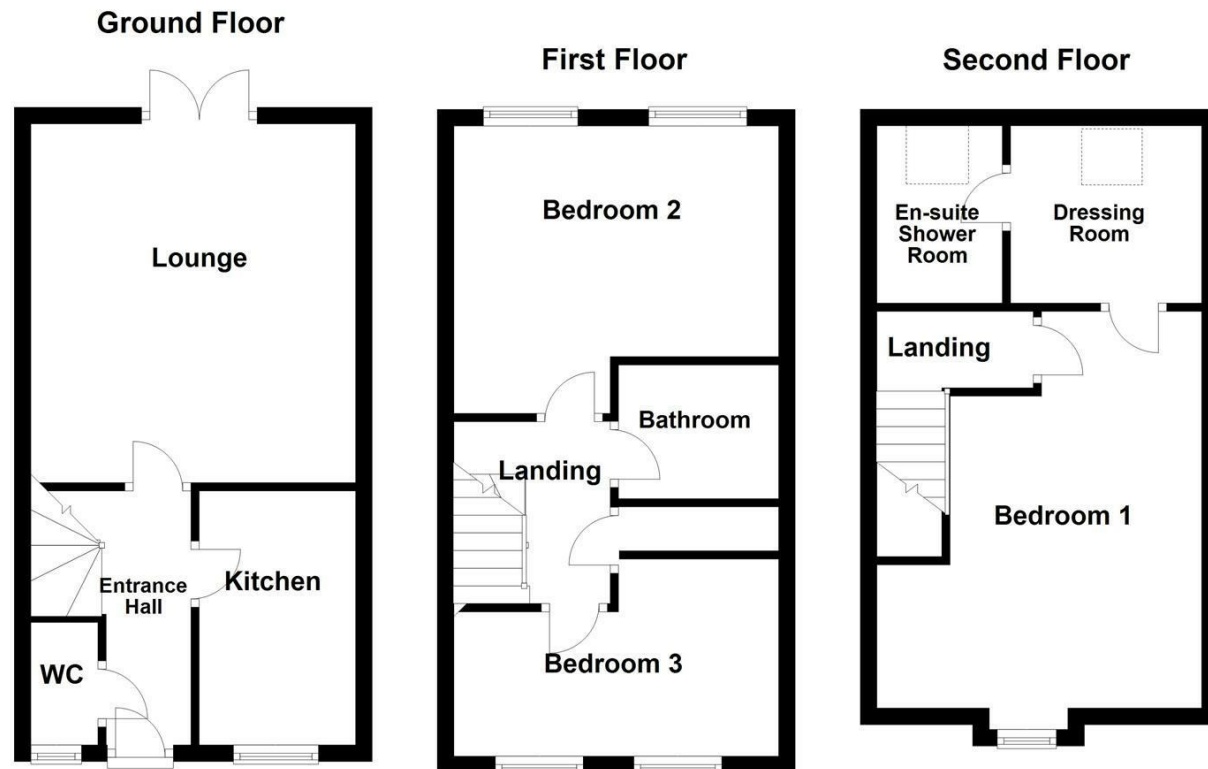




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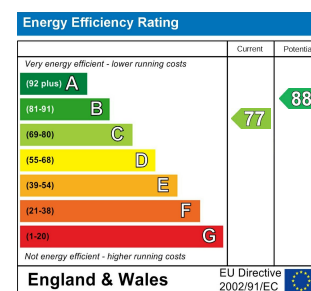
32 Forge Lane, Horbury, Wakefield, WF4 5EH
For Sale Freehold Offers In The Region Of £215,000

Deceptive from the main roadside is this spacious three bedroom mid town house with accommodation over three levels benefiting from double glazing and gas central heating.

The accommodation fully comprises entrance hall, downstairs w.c., kitchen, lounge, first floor landing, two bedrooms, house bathroom, second floor landing and the main bedroom with dressing room and en suite shower room/w.c. Outside, there is a low maintenance buffer garden to the front and a lawned garden to the rear with flagged patio area.

The property is well placed for local amenities including shops and schools, local bus route are nearby and having good access to the motorway network.

An ideal home for the first time buyer, working couple or family. Offered for sale with no chain involved and vacant possession upon completion. An early viewing comes 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



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ACCOMMODATION

ENTRANCE HALL

UPVC entrance door, stairs to the first floor landing, radiator, doors to downstairs w.c., kitchen and lounge.

DOWNSTAIRS W.C.

Low flush w.c., wash basin, radiator, UPVC double glazed frosted window to the front.

LOUNGE

14'8" x 12'5" [4.49m x 3.81m]

UPVC double glazed French doors to the rear, radiator.

KITCHEN

5'10" x 12'0" [1.79m x 3.68m]

A range of wall and base units with work surface over incorporating stainless steel sink and drainer, plumbing for washing machine, integrated oven and grill, four ring gas hob, integrated fridge freezer, tiled splashback, drawers, UPVC double glazed window to the front, radiator, four ring gas hob with stainless steel filter hood above.



FIRST FLOOR LANDING

Doors to two bedrooms and bathroom/w.c. Storage cupboard. Staircase leading to the second floor bedroom.

BEDROOM TWO

12'5" x 11'11" max x 9'5" min [3.80m x 3.64m max x 2.89m min]

Radiator, two double glazed windows to the rear.



BEDROOM THREE

12'5" x 7'10" max x 5'9" min [3.81m x 2.41m max x 1.76m min]

Two UPVC double glazed windows to the front, radiator.

BATHROOM/W.C.

6'3" x 6'2" [1.91m x 1.90m]

Low flush w.c., wash basin over pedestal and panelled bath with mixer shower over, part tiled walls, heated towel radiator.

SECOND FLOOR LANDING

Access to bedroom one.

BEDROOM ONE

13'5" x 12'5" max x 6'3" min [4.09m x 3.81m max x 1.92m min]

UPVC double glazed window to the front, radiator, door into the dressing room.



DRESSING ROOM

8'3" x 7'8" [2.53m x 2.35m]

Storage into eaves, radiator, double glazed window to the rear, door into the en suite shower room/w.c.

EN SUITE SHOWER ROOM/W.C.

8'5" x 4'5" [2.57m x 1.36m]

Low flush w.c., pedestal wash basin with tiled splashbacks, fully tiled corner shower cubicle with mixer shower, heated towel radiator, UPVC double glazed frosted Velux window to the rear.



OUTSIDE

To the rear there is a lawned garden incorporating flagged patio area. Low maintenance buffer garden to the front.



COUNCIL TAX BAND

The council tax band for this property is C

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.