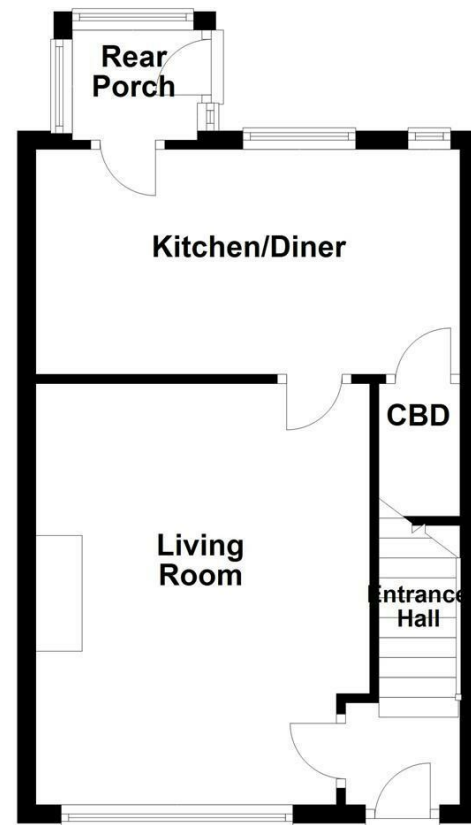


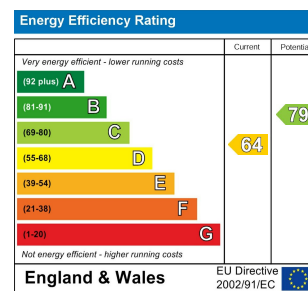
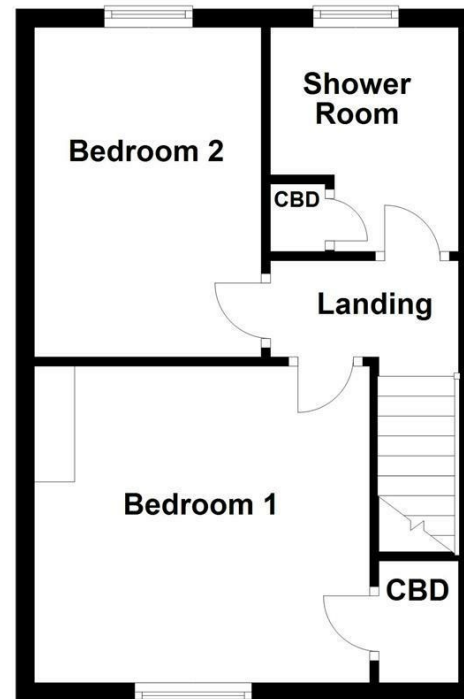


**WAKEFIELD** | **OSSETT** | **HORBURY**  
 01924 291 294 | 01924 266 555 | 01924 260 022  
**NORMANTON** | **PONTEFRACT & CASTLEFORD**  
 01924 899 870 | 01977 798 844

### 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.



## 53 Sunroyd Hill, Horbury, Wakefield, WF4 6NG

**For Sale Freehold £185,000**

Situated within walking distance of Horbury town centre is this superbly presented two bedroom terrace property benefitting from driveway parking and enclosed rear garden.

The property briefly comprises of the entrance hall, living room, kitchen/diner and rear porch. The first floor landing has access to two bedrooms and the shower room/w.c. Externally there is driveway parking to the front and low maintenance flagged garden to the rear with storage shed.

The property is ideally located for all local shops and amenities that Horbury has to offer including local schools. The motorway network is only a short drive away for those looking to commute further afield.

Ready to move into, this property would make a fantastic first time home and a viewing is highly recommended.





#### ACCOMMODATION

##### ENTRANCE HALL

UPVC front entrance door, central heating radiator, staircase to the first floor landing and door leading through to the living room.

##### LIVING ROOM

15'0" x 11'9" [4.58m x 3.59m]

UPVC double glazed window to the front elevation, central heating radiator, open fireplace with log burner, wood effect flooring and door to the kitchen/diner.



##### KITCHEN/DINER

15'2" x 7'11" [4.63m x 2.42m]

UPVC double glazed windows to the rear elevation and door to the rear porch. Fitted kitchen with an array of wall and base units with laminate work tops, integrated oven and gas hob with cooker hood and splash back. Stainless steel sink unit with mixer tap, built in understairs storage pantry, space for a fridge/freezer, space for a dryer and space for a washing machine.



##### FIRST FLOOR LANDING

Access to two bedrooms and the shower room. Loft access with pull down ladder to the fully converted loft space (boarded-out, carpeted, power and light and a velux window), ideal for storage or an additional living space.

##### BEDROOM ONE

11'9" x 11'6" [3.59m x 3.52m]

UPVC double glazed window to the front elevation, central heating radiator and wood effect laminate flooring. Built in storage cupboard over the stairs.



##### BEDROOM TWO

11'7" x 7'9" [3.55m x 2.38m]

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



##### SHOWER ROOM/W.C.

7'11" x 6'10" [2.43m x 2.09m]

UPVC double glazed window to the rear elevation. Three piece suite comprising walk in shower cubicle with sliding glass door, wash hand basin

and low flush w.c. Chrome style ladder radiator, built in storage cupboard housing the boiler, fully tiled walls and floor.



##### OUTSIDE

To the front of the property is a brick driveway providing off road parking for one vehicle. To the rear is a low maintenance flagged garden and shared access to one side with a storage shed and log store.



##### WHY SHOULD YOU LIVE HERE?

What our vendor says about their property:

"A beautiful property, situated in a peaceful and picturesque area of Horbury. A short walk to a large open park. Horbury is a thriving community-centered village with a range of fantastic shops, pubs and eateries. The property has two large double rooms with a converted loft space ideal for extra space and lots of storage!"

##### 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.