



WAKEFIELD  
01924 291 294

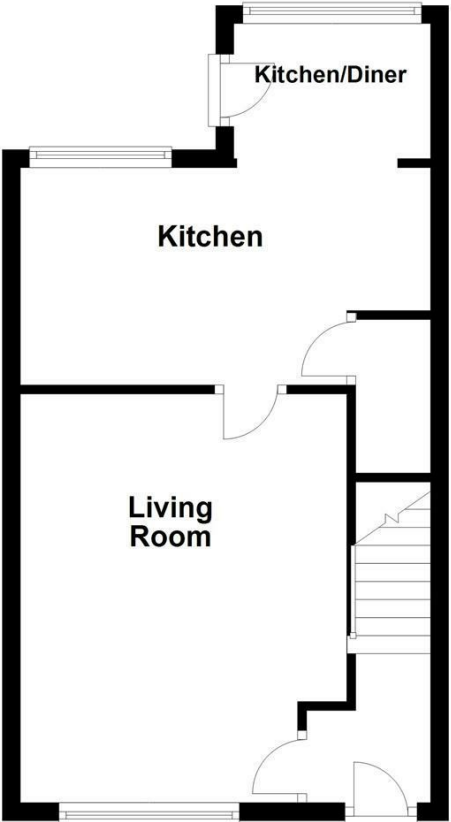
OSSETT  
01924 266 555

HORBURY  
01924 260 022

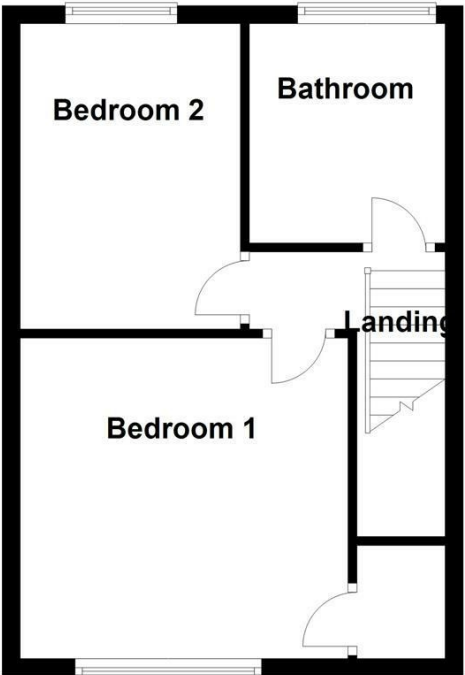
NORMANTON  
01924 899 870

PONTEFRACT & CASTLEFORD  
01977 798 844

**Ground Floor**



**First Floor**



**IMPORTANT NOTE TO PURCHASERS**

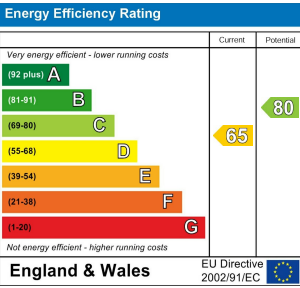
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements to enable them to obtain exact 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.

**73 Sunroyd Hill, Horbury, Wakefield, WF4 6NG**

**For Sale Freehold £187,500**

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

The property briefly comprises of the entrance hall, living room and extended kitchen/dining room. The first floor landing leads to two bedrooms and bathroom/w.c. There is also a loft which has been boarded for storage. Externally there is a low maintenance yard to the rear with side entrance leading to ample driveway parking for two cars and lawned garden.

Ideally located for all local shops and amenities that Horbury has to offer including local schools whilst being a short drive away from the motorway network for those looking to commute further afield for work.

Done to a high standard, this property is ready to move into and a viewing is highly recommended.





## ACCOMMODATION

### ENTRANCE HALL

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

### LIVING ROOM

14'11" x 11'10" [4.56m x 3.62m]

UPVC double glazed window to the front elevation, coving to the ceiling, central heating radiator, an open fireplace with tiled floor and door through to the kitchen/diner.



### KITCHEN/DINER

13'10" x 12'10" [max] [4.23m x 3.92m [max]]

Range of modern fitted wall and base units with wood effect laminate worktops, sink and drainer unit, space for a fridge/freezer, space for a washing machine, integrated oven with gas hob and stainless steel splash back. UPVC double glazed windows and composite door to the rear elevation. Central heating radiator and built in understairs storage cupboard.

### FIRST FLOOR LANDING

UPVC double glazed window to the side and doors to two bedrooms and family bathroom.

### BEDROOM ONE

11'10" x 11'6" [3.63m x 3.52m]

UPVC double glazed window to the front elevation, central heating radiator and built in storage cupboard.



### BEDROOM TWO

11'5" x 7'9" [3.49m x 2.37m]

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



### BATHROOM/W.C.

8'0" x 6'11" [2.46m x 2.13m]

UPVC double glazed frosted window to the rear elevation. Three piece suite comprising wall mounted shower over the bath, wash hand basin with mixer tap and low flush w.c. Partially tiled walls and chrome style ladder radiator.



## OUTSIDE

To the side of the property is driveway parking with ample space for two cars and lawned garden with bush and shrubbery border to the front. To the rear is a low maintenance flagged patio with space for a storage shed and side access round to the driveway. Please note, the shed is excluded from the sale.



## 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.