



WAKEFIELD
01924 291 294

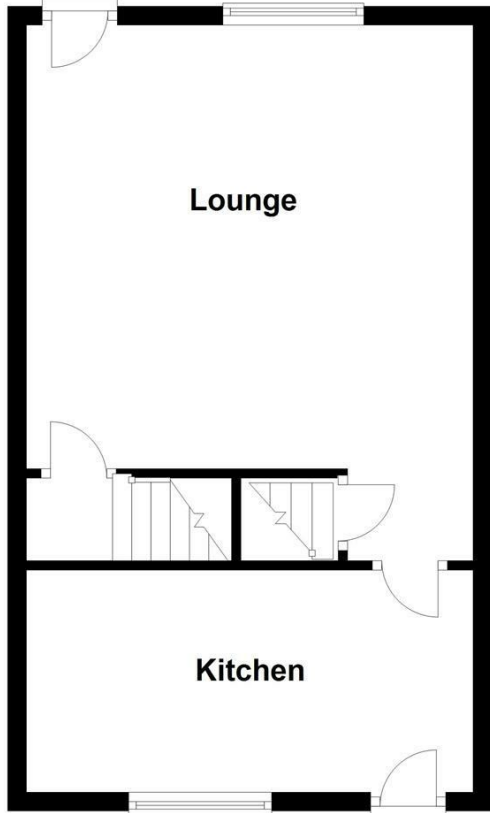
OSSETT
01924 266 555

HORBURY
01924 260 022

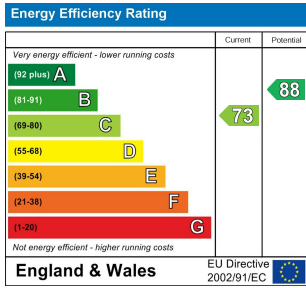
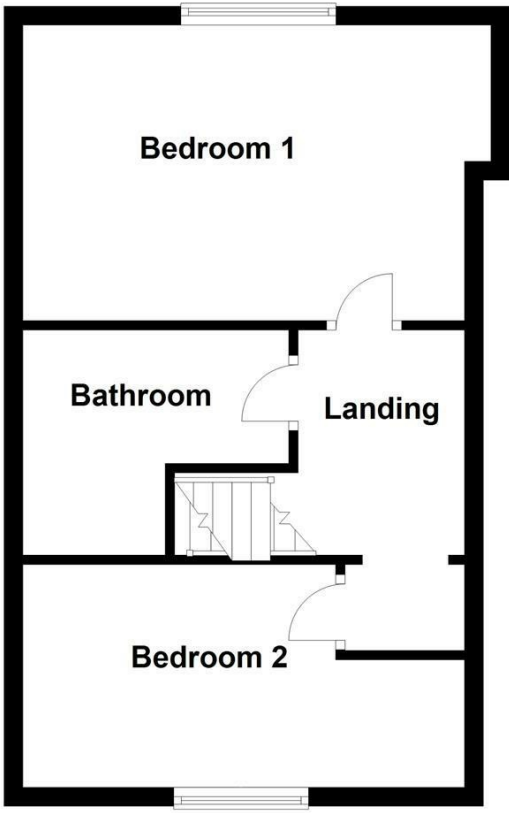
NORMANTON
01924 899 870

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.



18 Carlton Street, Horbury, Wakefield, WF4 6AF
For Sale Freehold £175,000

Superbly appointed throughout and having being extended to the rear is this two double bedroom mature mid terrace property benefitting from UPVC double glazing and gas central heating.

The property fully comprises of living room, modern fitted kitchen and access to the cellar. Stairs to the first floor landing leads to two double bedrooms and modern house bathroom/w.c. Outside low maintenance garden to the front and Indian stone patio garden to the rear.

The property is well placed to local amenities including shops and schools with local bus routes nearby and having good access to the motorway network.

An ideal home for the first time buyer, couple or family looking to gain access onto the property market and an early viewing comes highly recommended.



ACCOMMODATION

LOUNGE

13'10" x 14'8" [4.23m x 4.49m]

Composite entrance door, door with stairs to the first floor landing, radiator, UPVC double glazed window to the front and gas fire with granite back, hearth and modern surround. Walk in area with door leading through to the kitchen and access to the cellar.

KITCHEN

15'5" x 7'10" [4.72m x 2.41m]

Range of modern fitted wall and base units with work surface over incorporating circular stainless steel sink and drainer, plumbing for a washing machine, space for fridge/freezer, space for a Range cooker with stainless steel filter hood, vinyl flooring, radiator, recess ceiling spotlights, UPVC double glazed window and door to the rear. Matching cupboard housing the boiler.



FIRST FLOOR LANDING

Loft access, doors to two bedrooms and the house bathroom.

BEDROOM ONE

9'6" x 13'10" [max] [2.90m x 4.23m [max]]

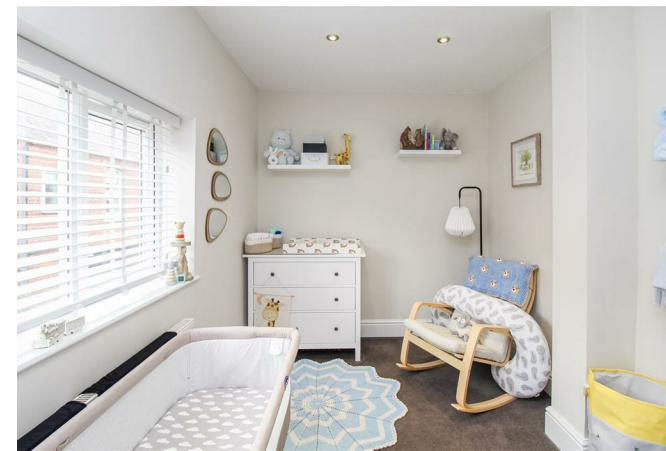
UPVC double glazed window to the front and recess ceiling spotlights.



BEDROOM TWO

8'0" x 10'9" [min] x 14'8" [max] [2.44m x 3.28m [min] x 4.47m [max]]

UPVC double glazed window to the rear, radiator and recess ceiling spotlights.



BATHROOM/W.C.

8'9" x 4'9" [min] x 7'10" [max] [2.67m x 1.47m [min] x 2.41m [max]]

Low flush w.c., pedestal wash basin, larger than average panelled bath, corner shower cubicle with mixer shower, part tiled walls, tiled floor, recess LED spotlights and heated towel radiator.



OUTSIDE

To the front is a low maintenance buffer garden and to the rear an Indian stone patio garden.



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.