



WAKEFIELD  
01924 291 294

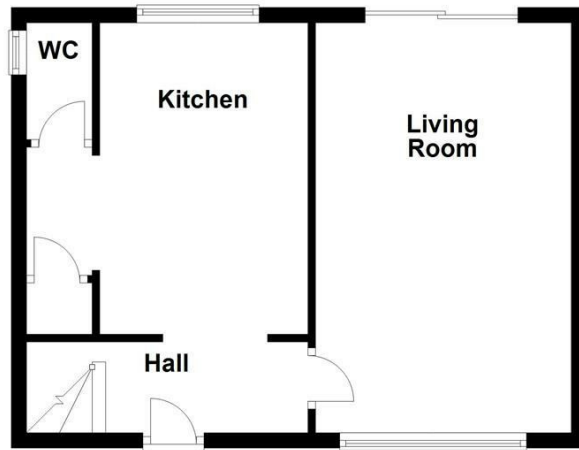
OSSETT  
01924 266 555

HORBURY  
01924 260 022

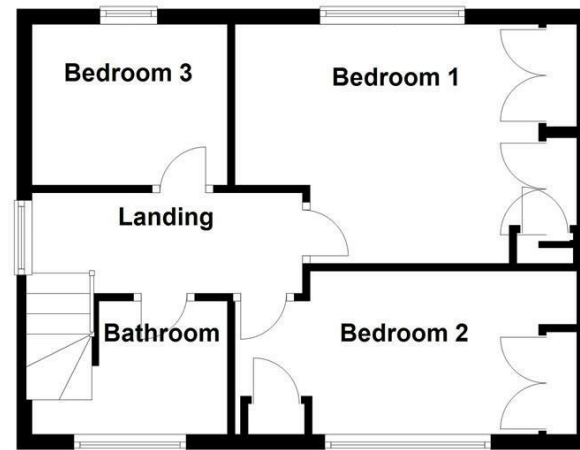
NORMANTON  
01924 899 870

PONTEFRACT & CASTLEFORD  
01977 798 844

Ground Floor



First Floor



## 17 South Avenue, Horbury, Wakefield, WF4 5JU

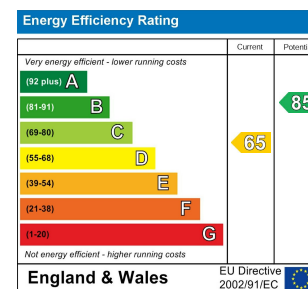
For Sale Freehold £160,000

Occupying a fantastic plot, close to Horbury town centre is this three bedroom semi detached house benefiting from driveway parking and good size rear garden.

The accommodation briefly comprises entrance hall, living room, kitchen with downstairs w.c. off, first floor landing, three bedrooms and the house bathroom/w.c. Outside the property has driveway parking and low maintenance garden to the front. A good size lawned garden with patio to the rear.

This property is ideally located for all local shops and amenities, is within walking distance of local schools. It is also close to the main road for bus routes.

Potential to make a fantastic home with modifications, a viewing is 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

### HALLWAY

UPVC front entrance door, central heating radiator, door into the living room and opening into the kitchen.

### LIVING ROOM

17'6" x 10'11" [5.34m x 3.35m]

UPVC double glazed window to the front elevation, central heating radiator, feature fireplace with surround, rear sliding doors to the garden.



### KITCHEN

13'5" x 8'10" [4.11m x 2.71m]

Rear UPVC double glazed window, fitted kitchen with an array of wooden wall and base units for storage with laminate worktops, integrated gas hob with cooker hood, space for fridge freezer, integrated oven, space for a microwave, plumbing for washing machine, space for a dryer, central heating radiator and opening to the storage cupboard beneath the stairs. Door to the w.c.

### DOWNSTAIRS W.C.

5'3" x 2'8" [1.62m x 0.82m]

Frosted UPVC double glazed window to the side, partial tiling to the walls, w.c. and boiler.

### FIRST FLOOR LANDING

UPVC double glazed window to the side, access to three bedrooms and bathroom/w.c.

### BEDROOM ONE

14'8" max x 10'2" [4.48m max x 3.11m ]

UPVC double glazed window to the rear elevation, central heating radiator, fitted wardrobes and drawers.



### BEDROOM TWO

14'7" x 6'11" [4.45m x 2.12m]

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

### BEDROOM THREE

6'11" x 8'10" [2.12m x 2.70m]

UPVC double glazed window to the rear, central heating radiator.

### HOUSE BATHROOM/W.C.

8'5" x 5'5" [2.59m x 1.66m]

Frosted UPVC double glazed window to the front, wall mounted electric shower over the bath, wash hand basin and w.c. Central heating radiator, tiled walls.



### OUTSIDE

To the front there is driveway parking with ample space for two-three cars. A low maintenance lawn with bush and shrubbery border. Side carport, side gate into the rear garden. The rear garden has flagged patio with steps from the rear of the

property. Space for a storage shed. A good size lawn with bush and shrubbery surrounding. Plenty of potential to extend, subject to the necessary planning permissions.



### COUNCIL TAX BAND

The council tax band for this property is A

### 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 Ossett office and they will be pleased to arrange a suitable appointment.