



WAKEFIELD  
01924 291 294

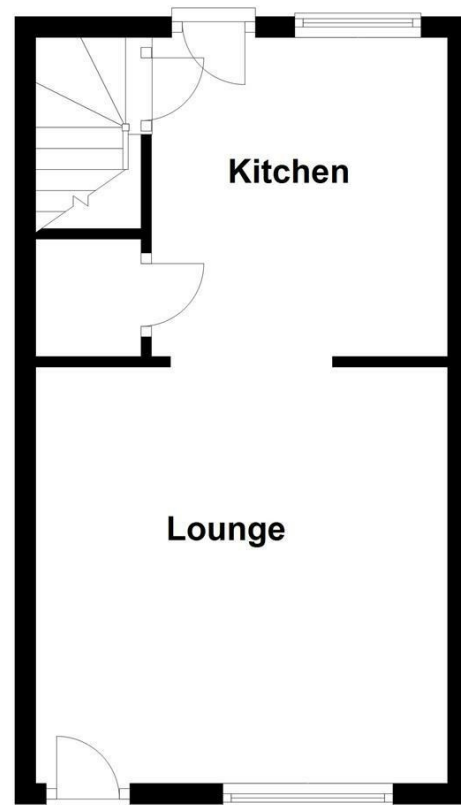
OSSETT  
01924 266 555

HORBURY  
01924 260 022

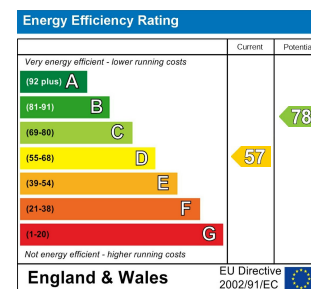
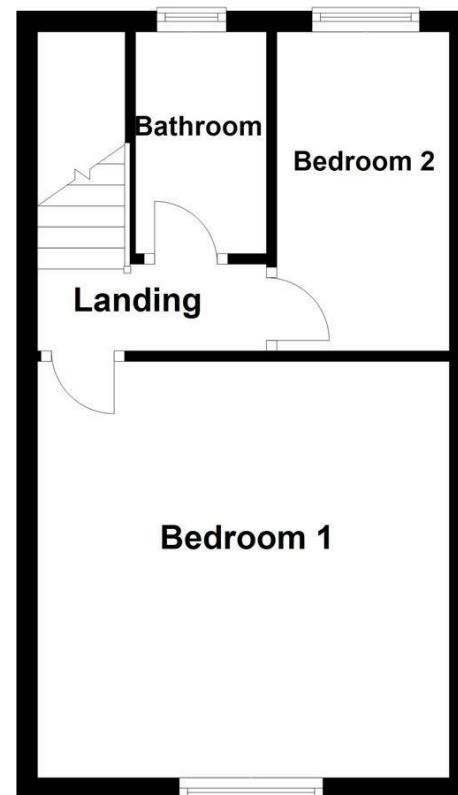
NORMANTON  
01924 899 870

PONTEFRACT & CASTLEFORD  
01977 798 844

### Ground Floor



### First Floor



#### 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



## 24 Normanton Street, Horbury, WF4 5EL

For Sale Freehold £147,500

Offered for sale with no chain and vacant possession is this two bedroom mature mid terrace property benefitting from UPVC double glazing and gas central heating.

The property fully comprises of lounge and kitchen. Stairs to the first floor lead to two bedrooms and the bathroom/w.c. Outside, on street parking to the front and lawned garden to the rear.

The property is well placed to local amenities including shops and schools with local bus routes nearby.

An ideal home for the first time buyer, couple or small family looking to gain access onto the property market



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## ACCOMMODATION

### LOUNGE

13'0" x 13'2" [3.97m x 4.03m]

UPVC front entrance door, radiator, laminate floor and electric fire. UPVC double glazed window to the front, coving to the ceiling and doorway into the kitchen.



### KITCHEN

9'11" x 9'11" [3.04m x 3.03m]

Range of wall and base units with work surface over incorporating stainless steel sink and drainer

with mixer tap, space for a fridge/freezer, plumbing for a washing machine, integrated oven and grill, four ring gas hob with stainless steel filter hood above and tiled splash back. Laminate floor, radiator, UPVC double glazed window and door to the rear. Door with stairs to the first floor landing and door to understairs storage.



### FIRST FLOOR LANDING

Doors to two bedrooms and the bathroom.

### BEDROOM ONE

13'2" x 13'0" [4.02m x 3.97m]

UPVC double glazed window to the front and radiator.



### BEDROOM TWO

5'3" x 9'11" [1.61m x 3.03m]

UPVC double glazed window to the rear and radiator.



### BATHROOM/W.C.

6'10" x 4'4" [2.10m x 1.34m]

Low flush w.c., panelled bath, pedestal wash basin, part tiled walls, radiator, tiled effect floor and door to the airing cupboard. UPVC double glazed frosted window to the rear.



### OUTSIDE

There is on street parking to the front. To the rear a lawned garden with brick built outhouse.



### 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.