



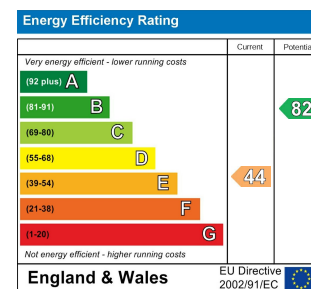
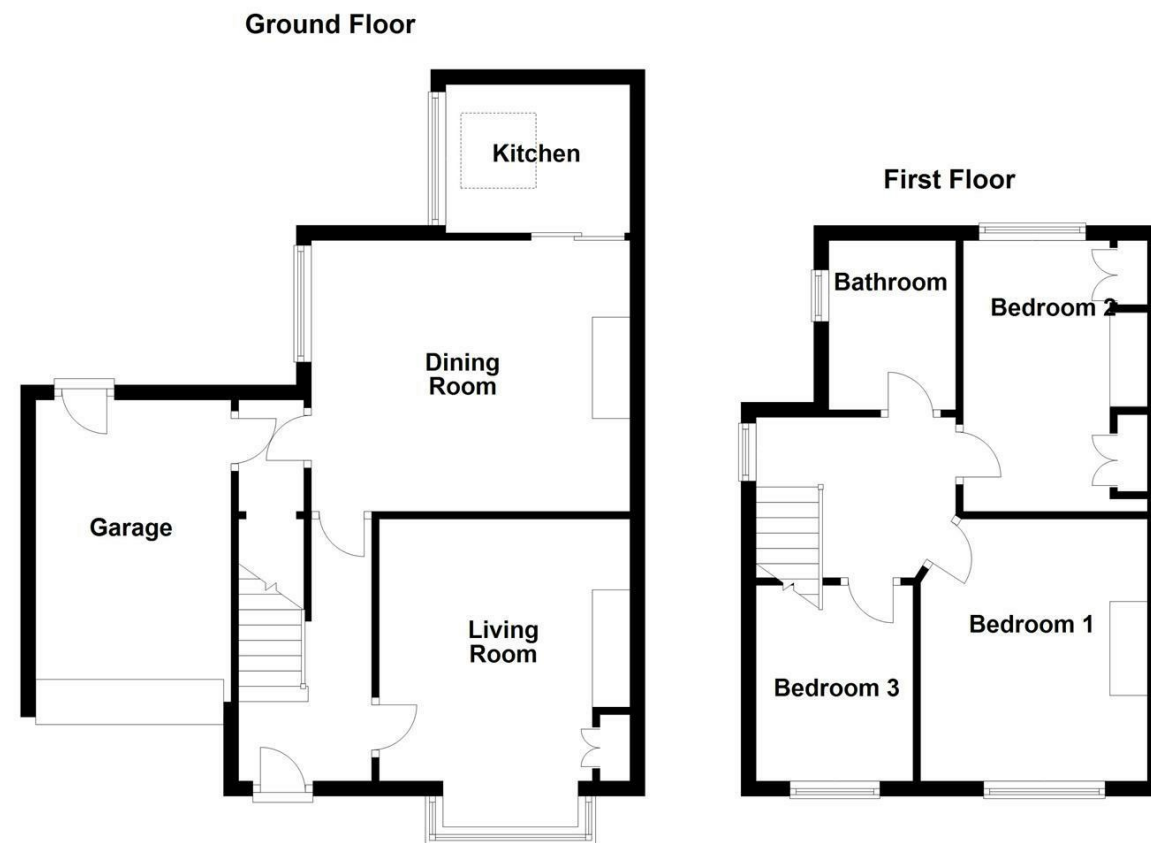
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IMPORTANT NOTE TO PURCHASERS

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.



4 Rayner Street, Horbury, Wakefield, WF4 5BD

For Sale Freehold Guide Price £190,000 - £200,000

This well proportioned three bedroom semi detached home is situated in the popular town of Horbury.

The accommodation is set over two floors and briefly comprises of entrance hall, two spacious reception rooms, kitchen and side porch offers external access leading to a useful understairs storage area. To the first floor are three well proportioned bedrooms and the house bathroom. A loft ladder gives access to a spacious loft, useful for storage. Outside to the front is a garden with driveway and single garage. On the rear is a small enclosed and low maintenance garden with brick built coal store and door leading through to the back of the garage.

Horbury itself plays host to a range of amenities including shops, eateries and well regarded local schools with plenty of amenities within walking distance. There are good transport links on hand with the M1 motorway network being only a short drive away for those wishing to commute further afield. Main bus routes run to and from Wakefield city centre which is only a short distance.

The property is enviably offered with no onward chain and although requires a degree of modernisation offers excellent potential for development.



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ACCOMMODATION

ENTRANCE HALL

Front facing timber glazed entrance door, double central heating radiator, doors to the two reception rooms and stairs leading to the first floor.

LIVING ROOM

11'0" (max) x 11'5" [3.37m (max) x 3.48m]

Front facing UPVC double glazed bay window, coving to the ceiling, feature ceiling rose and alcoves. Fireplace with open fire, timber mantle and marble hearth.



DINING ROOM

11'9" x 15'5" (max) [3.59m x 4.71m (max)]

Side facing UPVC double glazed window, central heating

radiator, useful in built storage in alcoves and feature exposed brick fireplace with tiled hearth and log burning stove inset. Exposed wood flooring, coving to the ceiling and door leading through to the side porch.



SIDE PORCH

Solid timber door leading out to the side of the property and useful downstairs storage area.

KITCHEN

5'8" x 7'11" [1.74m x 2.43m]

Fitted range of wall and base units with laminate work surface over incorporating stainless steel sink and drainer unit with chrome mixer tap, space for a freestanding cooker, space for a fridge/freezer and space and

plumbing for an under counter automatic washing machine. Vinyl flooring, pitched panelled roof with velux window and side facing UPVC double glazed window.

FIRST FLOOR LANDING

Doors to three bedrooms and the house bathroom. Side facing UPVC double glazed window.

BEDROOM ONE

11'5" x 10'0" [3.50m x 3.06m]

Front facing UPVC double glazed window, central heating radiator, coving to the ceiling and useful in built storage units.



BEDROOM TWO

11'4" x 11'11" [3.47m x 3.64m]

Rear facing UPVC double glazed window, central heating radiator and two in built wardrobes.



BEDROOM THREE

8'6" x 8'0" [2.60m x 2.44m]

Front facing UPVC double glazed window, central heating radiator coving to the ceiling and in built storage unit.

BATHROOM/W.C.

5'8" x 7'6" [1.74m x 2.31m]

Three piece suite comprising panelled bath with shower over, pedestal wash basin and low flush w.c. Tiled effect floor, part tiled walls, central heating radiator and side facing UPVC double glazed frosted window.



OUTSIDE

To the front of the property is a driveway leading to the single garage with paved pathway and steps to the entrance door. There is a mature garden with walled and fence boundaries. To the rear is a small enclosed and low maintenance garden with brick built coal store and door leading through to the back of the garage.



COUNCIL TAX BAND

The council tax band for this property is C.

FLOOR PLAN

This floor plan is intended as a rough guide only and is not to be intended as an exact representation and should not be scaled. We cannot confirm the accuracy of the measurements or details of this floor plan.

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.