



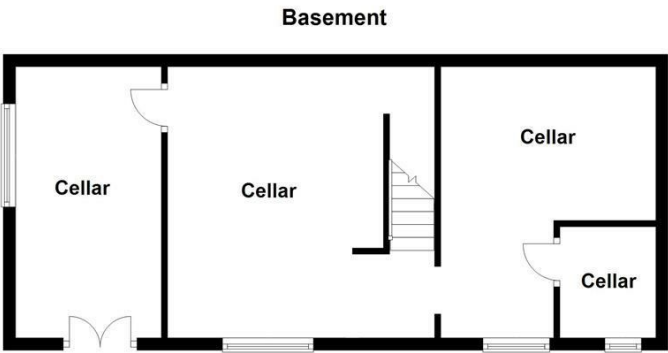
WAKEFIELD  
01924 291 294

OSSETT  
01924 266 555

HORBURY  
01924 260 022

NORMANTON  
01924 899 870

PONTEFRACT & CASTLEFORD  
01977 798 844

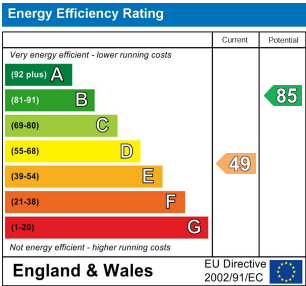


**IMPORTANT NOTE TO PURCHASERS**  
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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



## 10 Westfield Terrace, Horbury, Wakefield, WF4 6HY

### For Sale Freehold Starting Bid £155,000

For sale by Modern Method of Auction; Starting Bid Price £155,000 plus reservation fee. Subject to an undisclosed reserve price.

A superb opportunity to purchase this two-bedroom end terrace house with spacious living accommodation throughout and period features, needing some modernisation and refurbishment. The property is situated in a fantastic area of Horbury and, due to plot size, has a lot of potential. Enjoying two reception rooms, there is also an unexcavated cellar providing three large cellar rooms, two double bedrooms, garden area, garage and off road parking for one or two small cars.

The accommodation fully comprises entrance hall, living room, sitting/dining room, kitchen and cellar with three cellar rooms. To the first floor there are two double bedrooms and the house bathroom/w.c. Outside to the front there are steps up to a planted garden and a tarmac driveway providing off road parking and leading to the garage with further parking space and planted borders.

The property is located within walking distance to the schools and amenities nearby, as well as the public houses, restaurants and bars. For the commuter there are local bus routes and for those commuting further afield the M1 motorway is a short drive away.

An early viewing comes highly recommended.

This property is for sale by West Yorkshire Property Auction powered by iamsold Ltd.





## ACCOMMODATION

### ENTRANCE HALL

Timber front entrance door with stained glass sunlight, coving to the ceiling, ceiling rose, staircase with hand rail to the first floor landing, central heating radiator, doors to the living room and sitting/dining room.

### LIVING ROOM

11'7" x 14'6" [3.54m x 4.44m]

Ceiling rose, ornate coving to the ceiling, timber single glazed sash window to the front, central heating radiator, timber single glazed sash window to the front, central heating radiator, electric fire with a decorative wooden surround.

### SITTING/DINING ROOM

14'6" x 11'6" max x 9'10" min [4.44m x 3.52m max x 3.02m min]

Timber framed single glazed sash window to the front, coving to the ceiling, central heating radiator, electric fire with built in shelving to the side and unit ideal for tv stand. Doors leading to the stairs to the cellar room and to the kitchen.



### KITCHEN

7'8" x 14'7" [2.35m x 4.47m]

Range of base units with laminate work surface over, stainless steel sink and drainer with two taps, UPVC double glazed windows, UPVC double glazed door with window providing access to the front. Central heating radiator, tiled hearth, tiled decorative surround, freestanding fridge and freezer (included in the sale), double oven and grill with four ring gas hob (included in the sale), automatic washing machine (included in the sale), strip lighting.



### CELLAR

11'7" x 14'7" [3.55m x 4.45m]

The main cellar room has an original fire, original clay sink with tap, block paved floor, opening to the understairs storage section, opening into the further cellar rooms. Block glass window to the front allowing natural light in, power and light.

### CELLAR ROOM ONE

7'10" x 14'4" [2.39m x 4.37m]

Paved flooring, double timber doors to the front, block glass window to the side, combi condensing boiler, water tap, power.

### CELLAR ROOM TWO

14'11" x 11'7" max x 6'0" min [4.55m x 3.55m max x 1.85m min]

Original curing table. Block glass window to the front, timber door into the coal chute.

### FIRST FLOOR LANDING

Doors to two bedrooms and the house bathroom/w.c.

### BEDROOM ONE

11'6" x 14'7" [3.52m x 4.47m]

Coving to the ceiling, timber framed single glazed sash window to the front elevation, central heating radiator.



### BEDROOM TWO

6'4" x 5'0" plus 9'1" x 8'0" [1.94m x 1.54m plus 2.79m x 2.46m]

Split into two sections. The first section has a timber frames single glazed sash window to the front elevation, coving to the ceiling, archway providing access into the second section. Coving to the ceiling, timber framed single glazed sash window to the front, central heating radiator.

### BATHROOM/W.C.

8'11" x 6'1" [2.73m x 1.87m]

Panelled bath with two taps, low flush w.c., pedestal wash basin with two taps, part tiled walls, central heating radiator, further central heating radiator with chrome towel rail, UPVC double glazed frosted window to the side, coving to the ceiling.



### OUTSIDE

The front has a planted garden and tarmacadam pathway leading to the front entrance door. Tarmacadam driveway to the side of the property providing ample off road parking for several vehicles and single attached garage with manual up and over door. Steps. The driveway continues around the corner with further steps leading to a planted garden, brick wall and panelled fencing.



### COUNCIL TAX BAND

The council tax band for this property is B

### 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.

### AUCTIONEER'S COMMENTS

This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd).

If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided, which you must view before bidding. The buyer is responsible for the Pack fee. For the most recent information on the Buyer Information Pack fee, please contact the iamsold team.

The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.5% of the purchase price inc VAT, subject to a minimum of £6,600 inc. VAT. This Fee is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty. Services may be recommended by the Agent/Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £960 inc. VAT. These services are optional.