



WAKEFIELD  
01924 291 294

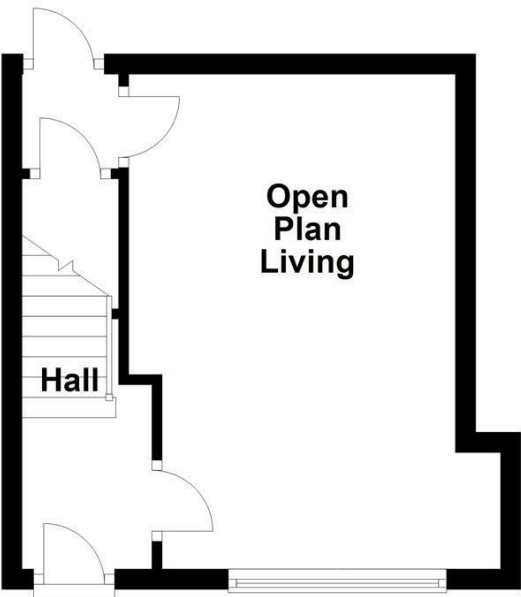
OSSETT  
01924 266 555

HORBURY  
01924 260 022

NORMANTON  
01924 899 870

PONTEFRACT & CASTLEFORD  
01977 798 844

Ground Floor



First Floor

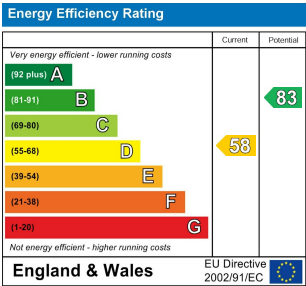


**IMPORTANT NOTE TO PURCHASERS**  
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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



11 Victoria Terrace, Horbury Bridge, WF4 5PQ  
For Sale Freehold £120,000

Situated in Horbury Bridge is this two bedroom mid terrace property benefitting from vacant possession upon completion.

The property briefly comprises of entrance hall, open plan living kitchen and inner hallway to the rear leading to the shared garden. The first floor landing leads to two bedrooms and house shower room/w.c. Outside to the front is on street permit parking and to the rear is a shared garden.

The property is ideally located for local shops and amenities that Horbury has to offer. The motorway network is only a short drive away, perfect for those looking to commute further afield.

An ideal purchase for the first time buyer, couple or investor, an early viewing comes highly recommended.





ACCOMMODATION

ENTRANCE HALL

Front entrance door, stairs to the first floor landing and door to the open plan living kitchen.

OPEN PLAN LIVING KITCHEN

10'11" x 15'10" [max] [3.34m x 4.85m [max]]  
Corner kitchen unit comprising wall and base units, integrated oven with gas hob, integrated fridge/freezer. UPVC double glazed window to the front elevation, central heating radiator and door leading through to the inner hallway.

HALLWAY

Door out to the shared garden.

FIRST FLOOR LANDING

UPVC double glazed window to the rear and doors to two bedrooms and the shower room.

BEDROOM ONE

10'10" x 10'6" [3.32m x 3.21m]  
UPVC double glazed window to the front elevation and central heating radiator.

BEDROOM TWO

10'10" x 6'7" [3.32m x 2.01m]  
UPVC double glazed window to the front elevation and central heating radiator.

SHOWER ROOM/W.C.

10'2" [max] x 6'0" [3.11m [max] x 1.83m]  
Three piece suite comprising corner shower cubicle with glass screen, vanity wash hand basin with mixer tap and low flush w.c. Partially tiled walls and chrome style ladder radiator.

OUTSIDE

To the front is on street permit parking and there is a shared garden to the rear.

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.