



WAKEFIELD
01924 291 294

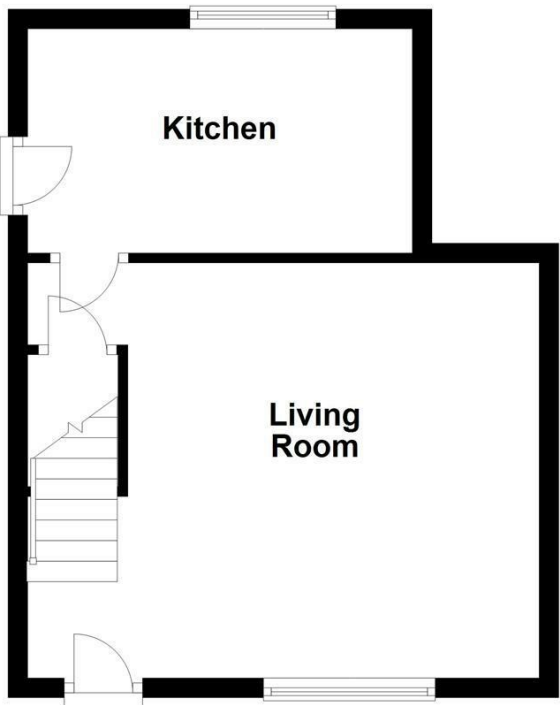
OSSETT
01924 266 555

HORBURY
01924 260 022

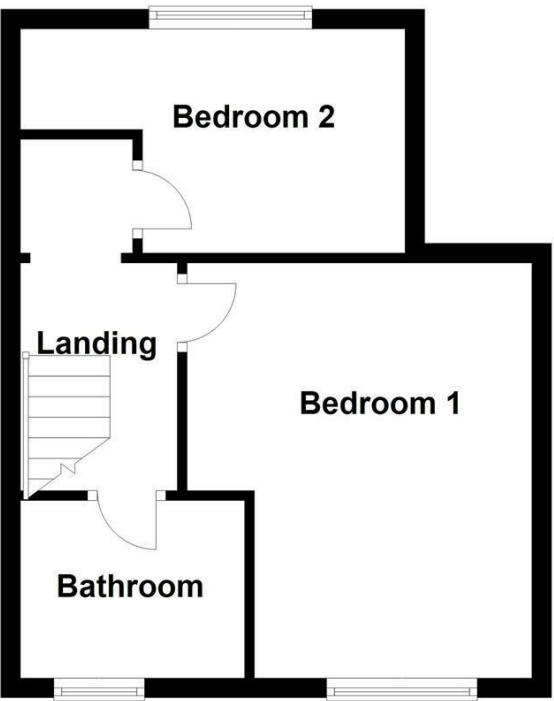
NORMANTON
01924 899 870

PONTEFRACT & CASTLEFORD
01977 798 844

Ground Floor



First Floor

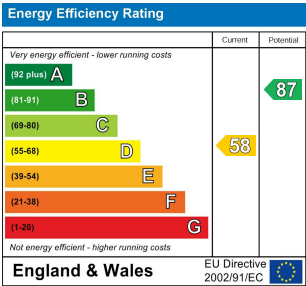


IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements 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 Wensley Street, Horbury, Wakefield, WF4 6DY
For Sale Freehold O.I.R.O £155,000

Well appointed throughout is this two bedroom mid terrace property benefitting from UPVC double glazing and gas central heating radiator.

The property briefly comprises entrance hall, living room with cellar off and modern fitted kitchen. Stairs to the first floor lead to two bedrooms and modern house bathroom/w.c. Outside, low maintenance garden to the front and rear with on street permit parking to the front.

The property is well placed to local amenities including shops and schools with local bus routes nearby and having good access to the motorway network.

Offered for sale with no chain and vacant possession, an ideal home for the first time buyer or couple looking to gain access onto the property market.



ACCOMMODATION

LIVING ROOM

17'3" x 14'0" (5.28m x 4.29m)

UPVC entrance door, UPVC double glazed window to the front and radiator. Stairs to the first floor landing, access down to the cellar and door to the kitchen.



KITCHEN

12'8" x 6'8" (3.87m x 2.04m)

Modern fitted wall and base units with work surface over incorporating stainless steel sink and

drainer with mixer tap, integrated oven and grill with four ring gas hob, stainless steel back and filter hood above. Drawers down the base units, space for fridge/freezer, space and plumbing for a washing machine, radiator, UPVC door to the side and UPVC double glazed window to the rear. The combi boiler is housed in here.



FIRST FLOOR LANDING

Loft access, doors to two bedrooms and the bathroom.

BEDROOM ONE

14'1" x 11'3" (max) x 9'3" (min) (4.3m x 3.44m (max) x 2.82m (min))

UPVC double glazed window to the front and radiator.



BEDROOM TWO

9'8" (min) x 12'7" (max) x 6'9" (2.95m (min) x 3.85m (max) x 2.06m)

UPVC double glazed window to the rear and radiator.



BATHROOM/W.C.

7'6" x 5'7" (2.29m x 1.71m)

Three piece suite comprising low flush w.c., pedestal wash basin and panelled bath with shower attachment over. Part tiled walls, UPVC double glazed frosted window to the front and heated chrome towel radiator.



OUTSIDE

To the front is on street permit parking and low maintenance small garden. To the rear is a low maintenance pebbled garden with right of way access for the neighbours bins.



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.