



WAKEFIELD
01924 291 294

OSSETT
01924 266 555

HORBURY
01924 260 022

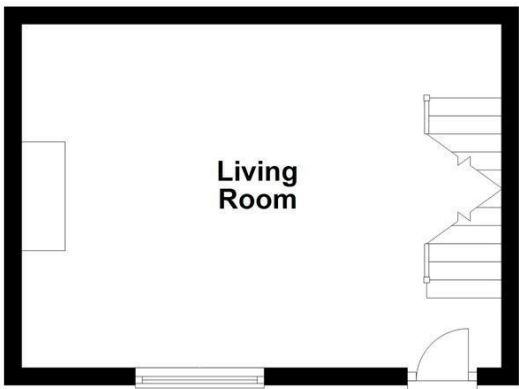
NORMANTON
01924 899 870

PONTEFRACT & CASTLEFORD
01977 798 844

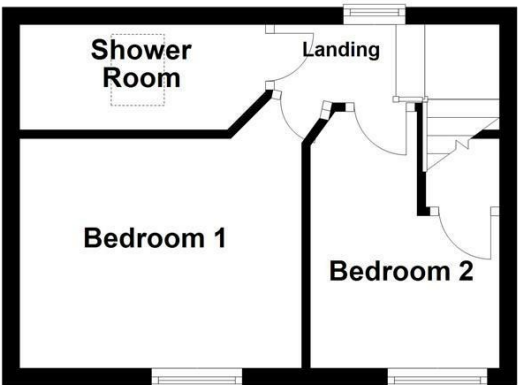
Lower Ground Floor



Ground Floor



First Floor

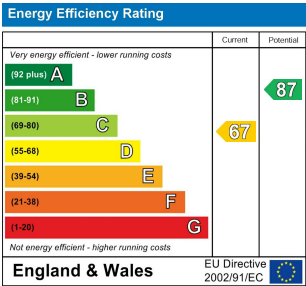


IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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



2 St. Leonards Yard, Horbury, Wakefield, WF4 6LQ

For Sale Freehold Offers In The Region Of £165,000

Nestled in a set back position is this two bedroom semi detached house enjoying a unique layout with accommodation spanning over three floors incorporating period features and off road parking for one vehicle.

The accommodation briefly comprises of the living room with steps leading down to the kitchen/breakfast room. The first floor landing leads two two bedrooms and shower room/w.c. Outside, to the front is a block paved driveway providing off road parking for one vehicle or could be used for a patio space.

Situated in a prime part of Horbury well placed to local amenities including shops, schools, local bus routes and having good access to the motorway network.

Only a full internal inspection will reveal all that's on offer at this quality home and an early viewing comes highly recommended.



ACCOMMODATION

LIVING ROOM

12'11" x 18'1" [max] x 13'1" [min] [3.96m x 5.52m [max] x 4.0m [min]]

UPVC double glazed front door, UPVC double glazed window to the front, exposed beams to the ceiling, two central heating radiators, spotlights, decorative fireplace with exposed brick surround and stone heath. Stairs to the first floor landing and stairs down to the kitchen/breakfast room.



KITCHEN/BREAKFAST ROOM

5'11" x 14'11" [max] x 11'8" [min] [1.82m x 4.56m [max] x 3.56m [min]]

Range of modern wall and base units with granite work surface over, stainless steel sink and drainer with mixer tap. Integrated oven with four ring gas hob and extractor hood above. Space for a fridge/freezer, breakfast bar with granite work surface over, UPVC double glazed window to the front, spotlights, extractor fan, central heating radiator and door to the utility.



UTILITY

4'4" x 2'1" [1.33m x 0.65m]

Spotlights, space for a washing machine and tumble dryer.

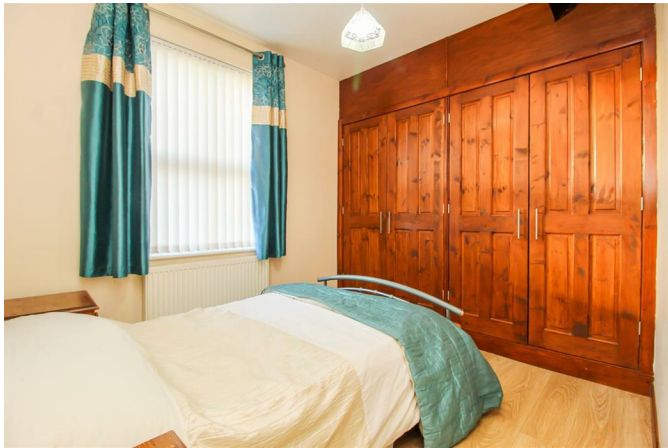
FIRST FLOOR LANDING

UPVC double glazed window to the rear with view of St Leonards Church, central heating radiator, over stairs storage and doors to two bedrooms and shower room.

BEDROOM ONE

10'3" x 9'11" [max] x 3'3" [min] [3.13m x 3.03m [max] x 1.0m [min]]

Fitted wardrobes, central heating radiator and UPVC double glazed window to the front.



BEDROOM TWO

8'11" x 6'11" [max] 2'5" [min] [2.72m x 2.12m [max] 0.75m [min]]

Fitted storage units and shelving, central heating radiator and UPVC double glazed window to the front.



SHOWER ROOM/W.C.

3'11" x 9'11" [max] x 8'3" [min] [1.21m x 3.03m [max] x 2.54m [min]]

Three piece suite comprising low flush w.c., pedestal wash basin with mixer tap and double shower cubicle with mains over head shower. Velux skylight, central heating radiator, spotlights and extractor fan.



OUTSIDE

To the front of the property is a block paved driveway providing off road parking for one vehicle or ideal patio space, perfect for outdoor dining and entertaining.

COUNCIL TAX BAND

The council tax band for this property is B.

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.