

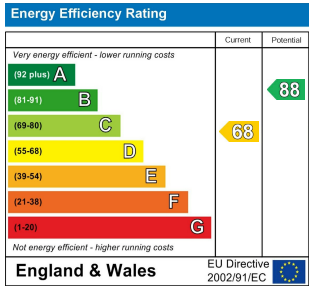


IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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

WAKEFIELD
01924 291 294

NORMANTON
01924 899 870

OSSETT
01924 266 555

PONTEFRACT & CASTLEFORD
01977 798 844

HORBURY
01924 260 022



4 Normanton Street, Horbury, Wakefield, WF4 5EL

For Sale Freehold £150,000

A two bedroom mid terrace home with a modern three piece suite house bathroom/w.c., a spacious living room and modern kitchen. An enclosed low maintenance rear garden, UPVC double glazing and gas central heating.

The accommodation has on street parking available on a first come, first served basis and is within close proximity to Horbury town centre and all that it benefits from such as shops, restaurants, schools and bars.

For those looking to travel further afield the M1 motorway is a short drive away. Only a full internal inspection will reveal all that is on offer at this quality home and an internal viewing comes highly recommended.



ACCOMMODATION

LIVING ROOM

12'11" x 13'1" (3.95m x 4.01m)

Composite front entrance door, tiled floor, UPVC double glazed window to the front, central heating radiator, opening providing access into the kitchen.



KITCHEN

10'0" x 13'2" (3.05m x 4.02m)

A range of wall and base high gloss units with laminate work surface over and tiled splashback,

sink and drainer with mixer tap, plumbing and drainage for a washing machine, integrated oven and grill, five ring gas hob and cooker hood with curved glass, built in wine rack, space for a large fridge freezer, central heating radiator and a staircase leading to the first floor landing with hand rail, UPVC double glazed door and UPVC double glazed frosted sunlight above, UPVC double glazed window to the rear. Combi condensing boiler housed within the cupboard.



FIRST FLOOR LANDING

Openings providing access to two bedrooms and house bathroom/w.c. Loft access.

BEDROOM ONE

12'1" x 13'1" (3.69m x 4.01m)

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



BEDROOM TWO

10'0" x 5'4" (3.07m x 1.64m)

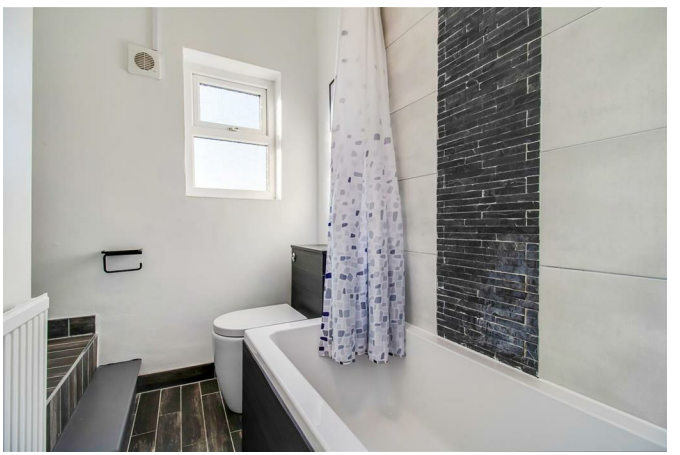
UPVC double glazed window to the rear, central heating radiator.



HOUSE BATHROOM/W.C.

9'8" x 4'4" min x 7'7" max (2.97m x 1.33m min x 2.32m max)

Three piece suite comprising panelled bath with mixer tap and wall mounted shower attachment, low flush w.c. with concealed cistern, wash basin with mixer tap, tiled splashback and built into vanity cupboard with vanity mirror over. Tiled floor, UPVC double glazed frosted window to the rear elevation. Wall mounted extractor fan.



OUTSIDE

To the front there is on street parking available on a first come, first served basis. To the rear there is a low maintenance pebbled garden with timber panelled fence surrounds and walling. Timber gate providing access to the rear.



COUNCIL TAX BAND

The council tax band for this property is A

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 Horbury office and they will be pleased to arrange a suitable appointment.