



WAKEFIELD
01924 291 294

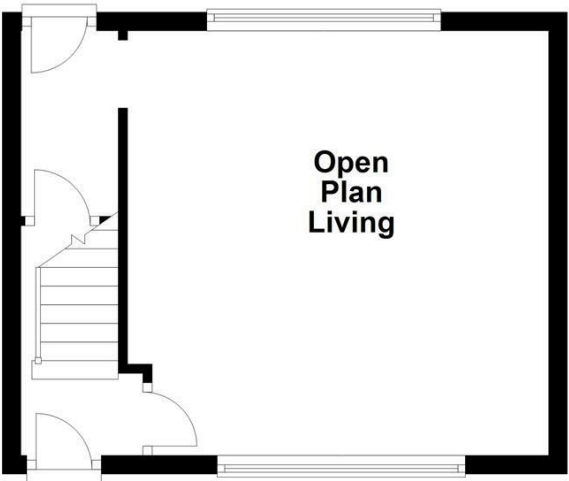
OSSETT
01924 266 555

HORBURY
01924 260 022

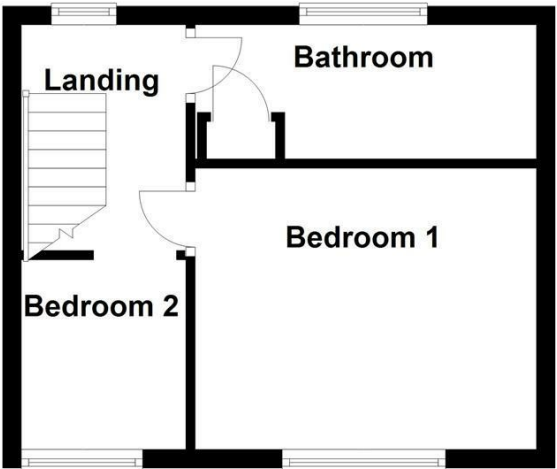
NORMANTON
01924 899 870

PONTEFRACT & CASTLEFORD
01977 798 844

Ground Floor



First Floor

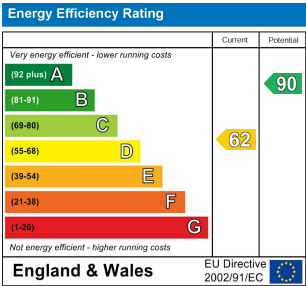


IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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



8 Audsleys Yard, Horbury, Wakefield, WF4 5PF
For Sale Freehold £100,000

Situated close to Horbury Bridge is this two bedroom terrace property benefiting from parking to the front, enclosed rear yard and open plan living kitchen.

The accommodation briefly comprises of an entrance hallway, open plan living kitchen, storage cellar, first floor landing, two bedrooms and bathroom/w.c. Outside there is a low maintenance yard to the rear and off street parking for each property at the front.

Situated close to Horbury Bridge, the property is ideally located for all local shops and amenities. It is only a short distance away from Horbury. In need of a degree of modernisation, this property could make a fantastic first time home or investment. A viewing is highly recommended.



ACCOMMODATION

HALLWAY

Front UPVC entrance door. Central heating radiator, staircase to the first floor landing, door to the open plan living kitchen.

OPEN PLAN LIVING KITCHEN

14'10" x 14'9" [4.54m x 4.51m]

UPVC double glazed window to the front and rear elevation, central heating radiator, the kitchen has an array of base units for storage with laminate worktops, space for fridge freezer and washing machine, space for a cooker with tiled splashback, door to the inner hallway.



INNER HALLWAY

UPVC rear door to the rear garden, stairs leading down to the storage cellar.

FIRST FLOOR LANDING

Rear UPVC double glazed window, central heating radiator and access to two bedrooms and family bathroom/w.c.

BEDROOM ONE

11'10" x 9'10" [3.63m x 3.02m]

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



BEDROOM TWO

6'9" x 5'8" [2.07m x 1.74m]

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



BATHROOM/W.C.

3.67m x 1.41m

Bath with hand held shower attachment, wash hand basin and w.c. Central heating radiator, tiled walls and built in storage cupboard. UPVC double glazed window.



OUTSIDE

There is a low maintenance yard to the rear with brick wall surrounding. Shared access to the side.

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.