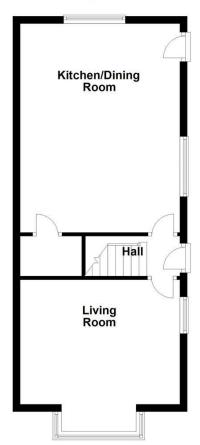
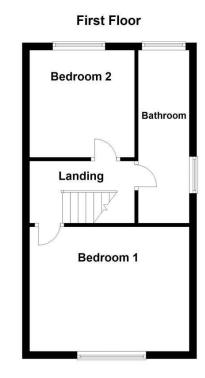
Ground Floor





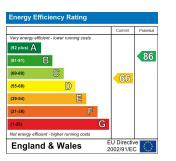
IMPORTANT NOTE TO PURCHASERS

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.

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

OSSETT 01924 266 555

HORBURY 01924 260 022

NORMANTON 01924 899 870 PONTEFRACT & CASTLEFORD

01977 798 844



32 Peel Street, Horbury, Wakefield, WF4 5AT

For Sale Freehold Offers In The Region Of £200,000

Situated within walking distance of Horbury town centre is this well presented and extended two bedroom semi detached property benefitting from extended kitchen/diner and an enclosed rear garden.

The property briefly comprises of the entrance hall, living room and kitchen/diner with access to a storage cellar. The first floor landing leads to two bedrooms and four piece bathroom. Externally there are low maintenance gardens to the front and rear with decked and patio seating.

The property is ideally placed for all local shops and amenities that Horbury has to offer and is well situated for local schools and the motorway network.

Ready to move into, the property would make a fantastic first home and a viewing is highly recommended.

















ACCOMMODATION

ENTRANCE HALL

UPVC side entrance door, stairs to the first floor landing and doors to the living room and kitchen/diner.

LIVING ROOM 14'3" x 11'1" [4.36m x 3.40m]

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



KITCHEN/DINER

18'8" x 14'3" (5.70m x 4.36m)

Range of base units, 11/2 stainless steel sink and drainer unit, integrated oven with induction hob and cooker hood. Integrated fridge/freezer and space for a washing machine. UPVC double glazed windows to the side and rear elevation with UPVC side door. Central heating radiator and stairs leading down to the storage cellar.



FIRST FLOOR LANDING

Doors to two bedrooms and bathroom.

BEDROOM ONE 14'3" x 11'1" [4.36m x 3.40m]

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



BEDROOM TWO 9'6" x 9'4" [2.92m x 2.87m]

UPVC double glazed window to the rear elevation and central heating radiator.



BATHROOM/W.C. 15'5" x 4'7" [4.72m x 1.4m]

Four piece suite comprising corner shower cubicle with wall mounted shower, bath with hand held shower attachment, wash hand basin and low flush w.c. Central heating radiator, spotlights, UPVC double glazed frosted windows to the rear and side elevation.



OUTSIDE

To the front of the property is a pebbled garden with brick wall and gate. There is a low maintenance flagged patio and decked seating area.



COUNCIL TAX BAND

The council tax band for this property is B.

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.