

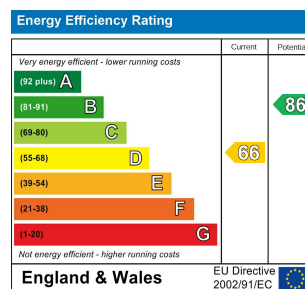
The floor plan shows a rectangular layout. The top half is labeled "Kitchen/Dining Room". The bottom half is labeled "Living Room". A central "Hall" connects the two rooms and features a staircase. The plan includes several doorways and windows, indicated by lines and semi-circles.

The floor plan shows a rectangular layout. At the top is a long horizontal window. Below it, the plan is divided into three main sections: a large rectangular room on the left labeled 'Bedroom 2', a smaller rectangular room on the right labeled 'Bathroom', and a central 'Landing'. The landing contains a staircase with a railing, indicated by a curved arrow pointing downwards. Below the landing is a large rectangular room labeled 'Bedroom 1'. At the bottom of the plan is another long horizontal window. The walls are represented by thick black lines, and the rooms are labeled in bold black text.

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.

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*your home may be repossessed if you do not keep up repayments on your mortgage



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PONTEFRAC T & CASTLEFORD
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For Sale Freehold Offers In The Region Of £200,000

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, 1 1/2 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.