



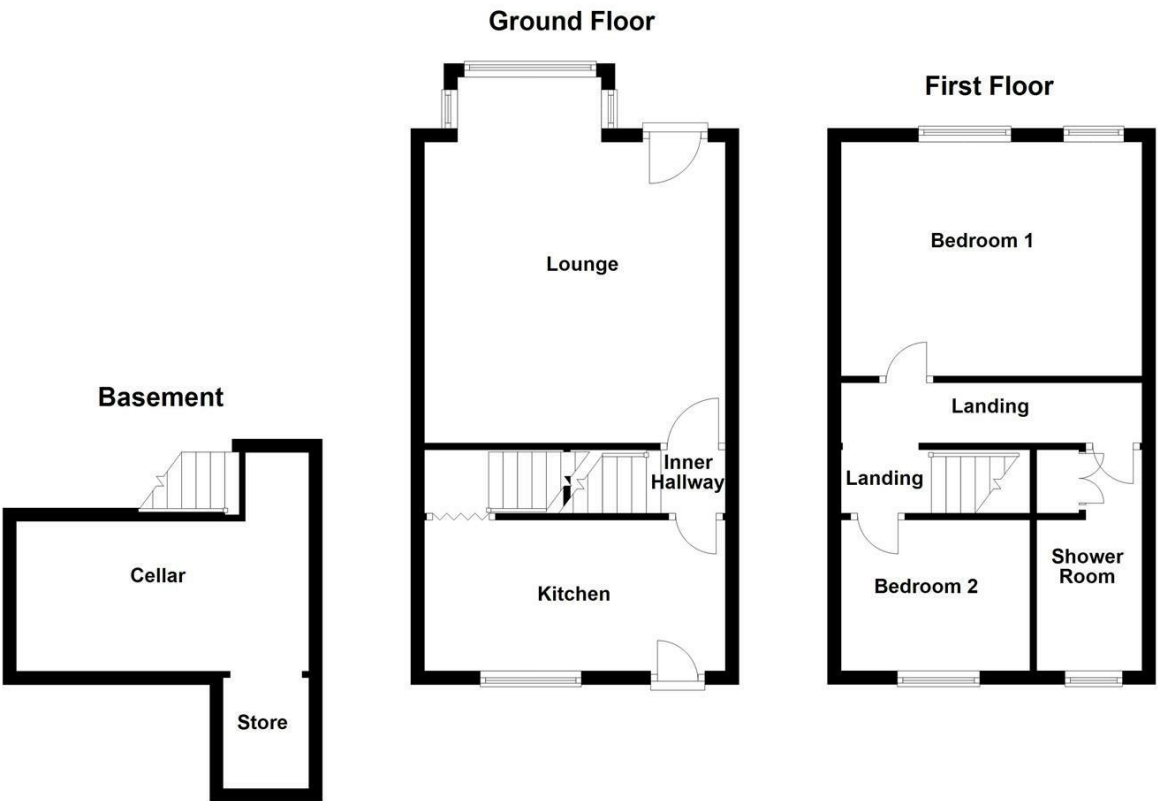
WAKEFIELD
01924 291 294

OSSETT
01924 266 555

HORBURY
01924 260 022

NORMANTON
01924 899 870

PONTEFRACT & CASTLEFORD
01977 798 844

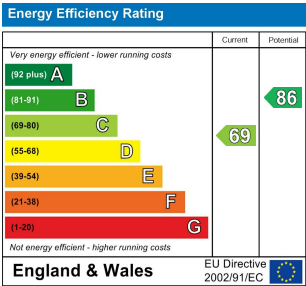


IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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



51 Shepstye Road, Horbury, Wakefield, WF4 5BE

For Sale Freehold Offers In The Region Of £184,950

Having being renovated by the current owner to include brand new fitted kitchen, bathroom, carpets, recently installed boiler and decorated throughout is this superbly presented two bedroom mid terrace property offered for sale with no chain and vacant possession and benefitting from good sized garden to the rear.

The property fully comprises of a brand new fitted kitchen with folding door leading down to the cellar room, inner hallway with door to the spacious lounge with bay window. Stairs to the first floor lead to two bedrooms and brand new fitted bathroom. Outside, low maintenance garden to the front and to the rear is a good sized lawned garden incorporating flagged patio area.

The property enjoys a tucked away position within Horbury and well placed to local amenities including shops and schools with local bus routes nearby and good access to the motorway network.

An ideal home for the first time buyer, couple or family looking to gain access onto the property market and an early viewing comes highly recommended to avoid disappointment.



ACCOMMODATION

KITCHEN

14'6" x 7'5" [4.43m x 2.27m]

Recently fitted composite front entrance door with Yale security lock. Brand new fitted kitchen with range of contemporary wall and base units with work surface over incorporating stainless steel sink and drainer with mixer tap, space for fridge/freezer and plumbing for a washing machine. Radiator, UPVC double glazed window to the front, laminate flooring, door to the inner hallway, folding door with shelving and stairs down to the cellar.

CELLAR

14'6" x 7'6" [4.43m x 2.29m]

Original work bench, power and light. Further store area off.

INNER HALLWAY

Stairs to the first floor landing and door to the lounge.

LOUNGE

14'5" x 14'8" [min] x 18'8" [max] [4.41m x 4.48m [min] x 5.70m [max]]

UPVC double glazed bay window to the rear, UPVC door to the rear and two radiators.



FIRST FLOOR LANDING

Loft access, doors to two bedrooms and shower room.

BEDROOM ONE

14'5" x 11'3" [4.41m x 3.43m]

UPVC double glazed windows to the rear, two radiators and coving to the ceiling.



BEDROOM TWO

7'5" x 8'10" [2.28m x 2.70m]

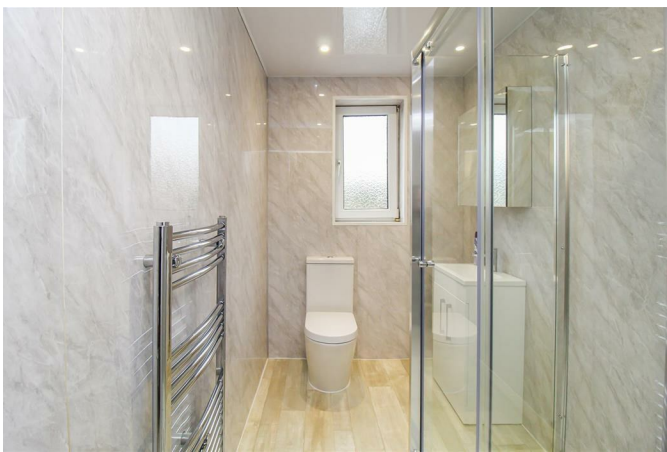
UPVC double glazed window to the front, radiator and coving to the ceiling.



SHOWER ROOM/W.C.

10'9" x 2'8" [min] x 5'2" [max] [3.30m x 0.82m [min] x 1.59m [max]]

Brand new fitted three piece suite comprising low flush w.c., vanity wash hand basin and double shower cubicle with mixer shower. UPVC double glazed frosted window to the front, recess ceiling spotlights, heated chrome towel radiator, extractor fan and door to the airing cupboard.



OUTSIDE

To the front is a low maintenance garden and on street parking. To the rear is a large lawned garden incorporating flagged patio area and at the foot of the garden, a storage shed. There is a right of access at the rear [pedestrian access only] between the neighbours for the bins.



COUNCIL TAX BAND

The council tax band for this property is A.

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.