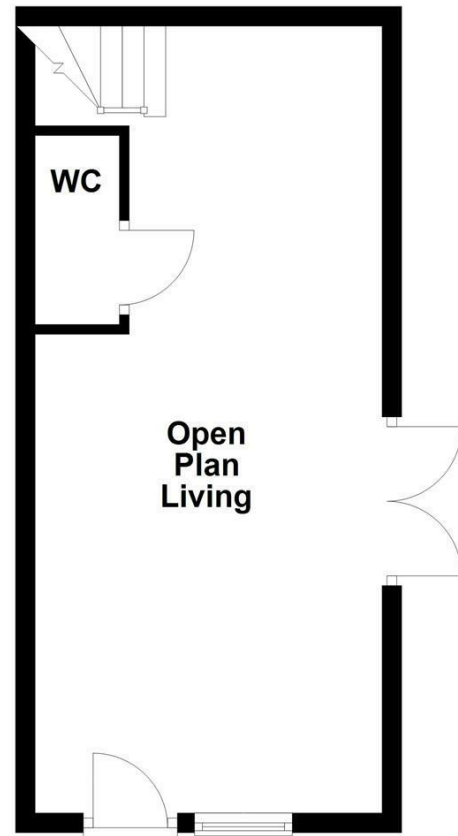
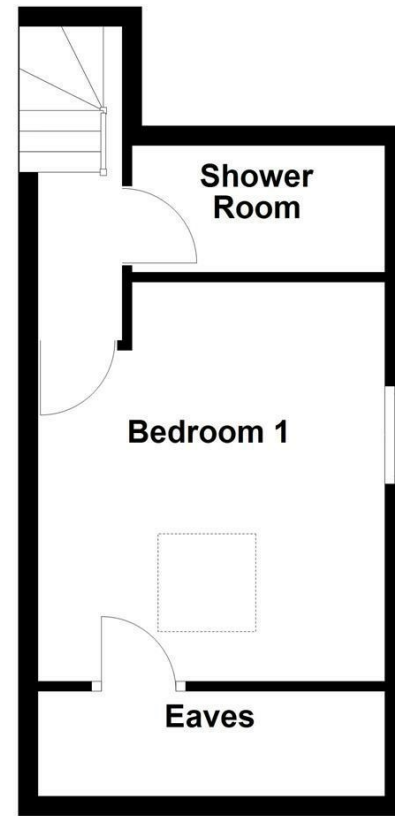


Ground Floor



First Floor



WAKEFIELD | **OSSETT** | **HORBURY**
01924 291 294 | **01924 266 555** | **01924 260 022**
NORMANTON | **PONTEFRACT & CASTLEFORD**
01924 899 870 | **01977 798 844**



3 Peel Mills Peel Street, Horbury, Wakefield, WF4 5AU

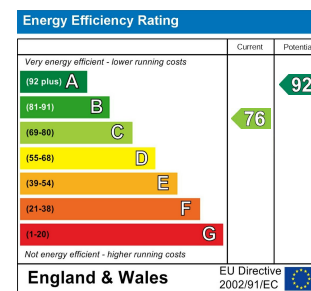
For Sale Freehold £180,000

Situated within walking distance of Horbury town centre is this superbly presented one bedroom end terraced cottage benefitting from driveway parking, secure gated entry and enclosed rear gardens.

The property briefly comprises of a open plan dining living room with an opening to the kitchen, doors out to the garden and a door to the downstairs W.C.. From the kitchen there are stairs to the first floor landing which provides access to the bedroom and the shower room. In the bedroom there is fitted wardrobes and extra storage in the eaves. To the front of the property there is a parking space for one car. Whilst to the side there is an enclosed garden with a decked patio seating area and low maintenance doors with a further flagged patio area to the corner.

Situated in a prime part of Horbury, the property is well placed to local amenities including shops and schools with local bus routes nearby and has great access to the motorway network.

Simply a stunning home, ideal for the first time buyer or those looking to downsize. Only a full internal inspection will fully reveal the quality this period home has to offer.



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.

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



ACCOMMODATION

OPEN PLAN LIVING DINING ROOM

16'0" x 11'7" [4.89m x 3.55m]

Entry through a front composite door into to the open plan living dining kitchen. UPVC double glazed window to the front, UPVC double glazed French doors to the rear garden. Two central heating radiators, opening to kitchen section.



KITCHEN

11'5" x 8'4" [3.48m x 2.55m]

UPVC double glazed window to the rear, central heating radiator. Fitted kitchen with an array of wall and base units with wooden worktops, 1 1/2 sink and drainer unit, space for a gas cooker with stainless steel splashback and cooker hood over, integrated fridge freezer, space for a washing machine. Door into downstairs W.C..

DOWNSTAIRS W.C.

6'5" x 2'9" [1.97m x 0.84m]

Two piece suite with a low flush W.C. and vanity wash hand basin with mixer tap. Tiled splashback, spotlight.

FIRST FLOOR LANDING

Access to the shower room and the bedroom.

BEDROOM

13'2" x 11'6" [4.02m x 3.52m]

UPVC double glazed window to the side, front Velux window, central heating radiator, fitted wardrobes to one side with extra storage under the eaves.



SHOWER ROOM

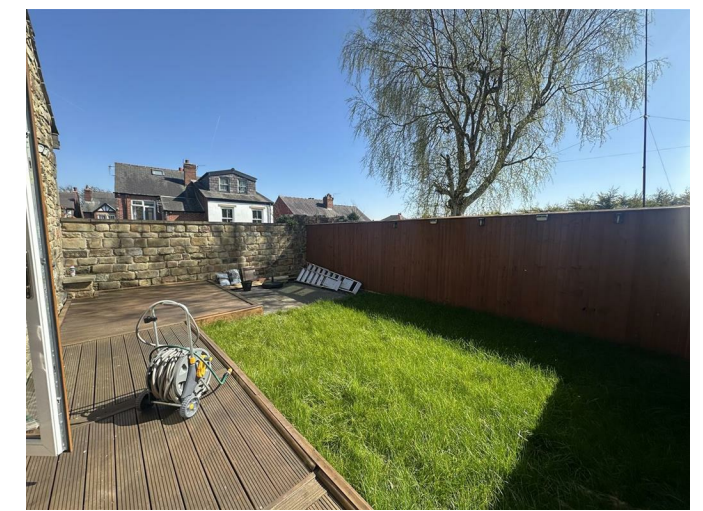
8'5" x 4'1" [2.57m x 1.27m]

Three piece suite with a corner shower cubicle and wall mounted shower, vanity wash hand basin with mixer tap and tiled splashback, W.C.. Chrome style ladder radiator, spotlights, fully tiled.



OUTSIDE

The front of the property benefits from a parking space for one car. To the side of the property there is an enclosed garden with decked patio seating area and low maintenance lawns with a further flagged patio area to the corner.



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.

EPC RATING

To view the full Energy Performance Certificate please call into one of our local offices.

VIEWINGS

To view please contact our Ossett office and they will be pleased to arrange a suitable appointment.

PLEASE NOTE

There is a management charge of approximately £35-£40 pcm. This includes communal electricity for electric gates and lighting up courtyard. This cost also includes a 'slush' fund / contingency for if anything goes wrong. Further information can be provided upon request.