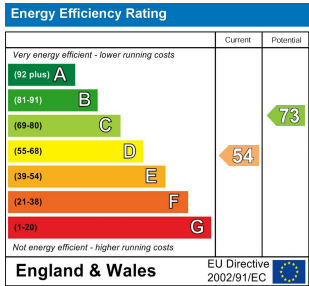


**IMPORTANT NOTE TO PURCHASERS**  
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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

WAKEFIELD  
01924 291 294

NORMANTON  
01924 899 870

OSSETT  
01924 266 555

PONTEFRACT & CASTLEFORD  
01977 798 844

HORBURY  
01924 260 022



## 4 Tithe Barn Street, Horbury, Wakefield, WF4 6LG

### For Sale Freehold Starting Bid £105,000

For sale by Modern Method of Auction; Starting Bid Price £105,000 plus reservation fee. Subject to an undisclosed reserve price.

In need of renovation throughout however huge potential is this two bedroom mid terrace property situated in a popular part of Horbury.

With UPVC double glazing and gas central heating, the property fully comprises of the entrance vestibule, lounge with access down to the cellar, inner hallway and kitchen. The first floor landing leads to two bedrooms and house bathroom. Outside to the front is on street parking and to the rear is a small garden area.

Horbury plays host to a range of amenities including shops and schools with local bus routes nearby and having good access to the motorway network.

An ideal home for those looking to put their own stamp on and offered for sale with no chain and vacant possession, a viewing comes highly recommended.

This property is for sale by West Yorkshire Property Auction powered by iamsold Ltd.





ACCOMMODATION

ENTRANCE VESTIBULE

UPVC front entrance door and door leading through into the lounge.

LOUNGE

13'11" [max] x 13'9" [max] [4.26m [max] x 4.21m [max]]  
UPVC double glazed window to the front, tiled fire surround, storage cupboard to one side of the chimney breast, radiator and door leading down to the cellar. Door to the inner hallway.



HALLWAY

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

KITCHEN

8'8" x 14'0" [2.65m x 4.27m]  
Base units with work surface over incorporating circular stainless steel sink and drainer with mixer tap, radiator, tiled effect floor, UPVC double glazed window and door to the rear. The combi boiler is housed in here.

FIRST FLOOR LANDING

Airing cupboard, loft access, doors to two bedrooms and bathroom.

BEDROOM ONE

13'11" [max] x 10'7" [4.25m [max] x 3.24m ]  
UPVC double glazed window to the front and radiator.



BEDROOM TWO

8'3" x 8'8" [2.54m x 2.66m]  
UPVC double glazed window to the rear and radiator.

BATHROOM/W.C.

5'4" x 8'7" [1.63m x 2.62m]  
Low flush w.c., pedestal wash basin, corner panelled bath, part tiled walls, UPVC double glazed frosted window to the rear and radiator.



OUTSIDE

To the front is on street parking and to the rear is a small garden area.

PLEASE NOTE

A trustee of Wakefield Hospice is also a Director of the partner agency firm Richard Kendall.,

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.

AUCTIONEER'S COMMENTS

This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation Period. Interested parties' personal data will be shared with the Auctioneer [iamsold Ltd].

If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided, which you must view before bidding. The buyer is responsible for the Pack fee. For the most recent information on the Buyer Information Pack fee, please contact the iamsold team.

The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.5% of the purchase price inc VAT, subject to a minimum of £6,600 inc. VAT. This Fee is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty. Services may be recommended by the Agent/Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £960 inc. VAT. These services are optional.