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<b>NORMANTON</b> 01924 899 870	<b>PONTEFRACT &amp; CASTLEFORD</b> 01977 798 844	



## 6 St. Johns Street, Horbury, WF4 5NU

### For Sale Freehold £190,000

Introducing to the market is this stone fronted three bedroom terrace property benefitting from open plan kitchen/diner and enclosed low maintenance rear garden.

The property briefly comprises of the living room, kitchen/dining room and rear porch. The first floor landing leads to three bedrooms and shower room. Outside to the front is a small buffer yard with pathway to the front door. To the rear is an enclosed low maintenance Indian stone paved patio and raised timber decking area, surrounded by shrubs and a useful outbuilding.

The property is ideally located close to local amenities such as schools, pubs and restaurants.

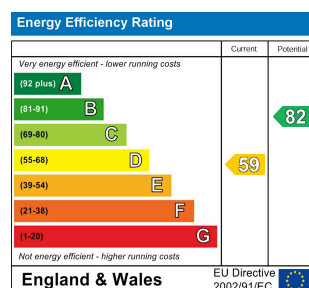
Ideal for the first time buyer, couple or family, a viewing comes highly recommended to fully appreciate the accommodation on offer.

**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,  
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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



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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.

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## ACCOMMODATION

### LIVING ROOM

14'10" x 10'4" [4.53m x 3.15m]

Composite entrance door, UPVC double glazed window to the front, two central heating radiators, coving to the ceiling, multifuel stove with feature surround and door with staircase to the first floor landing and central heating radiator at bottom of the stairwell.



### KITCHEN/DINING ROOM

11'6" x 15'0" [3.53m x 4.59m]

Range of wall and base units with quartz work surface over, stainless steel sink with mixer tap, space and plumbing for a washing machine, space for a fridge/freezer, integrated double oven with four ring gas hob, integrated wine cooler. Matching

cupboard housing the combination boiler, tiled floor, central heating radiator, spotlights, UPVC double glazed windows to the side and rear elevation. Door to the rear porch.

### REAR PORCH

UPVC double glazed windows to the side elevation and composite rear door.

### FIRST FLOOR LANDING

UPVC double glazed window to the rear elevation, coving to the ceiling, loft access and doors to three bedrooms and shower room.

### BEDROOM ONE

15'2" x 11'5" [4.63m x 3.50m]

Central heating radiator, coving to the ceiling, UPVC double glazed windows to the front elevation and a range of fitted wardrobes.



### BEDROOM TWO

7'9" x 11'8" [2.37m x 3.56m]

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



### BEDROOM THREE

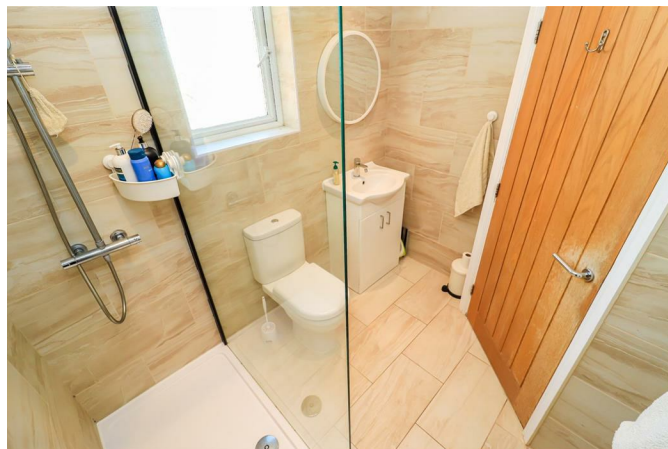
6'2" x 6'3" [1.88m x 1.91m]

Central heating radiator, coving to the ceiling and UPVC double glazed window to the rear elevation.

### SHOWER ROOM/W.C.

4'7" [min] x 7'6" [max] x 6'0" [1.41m [min] x 2.29m [max] x 1.84m]

Low flush w.c., wash basin with mixer tap and shower unit with overhead shower. Tiled walls and flooring, chrome ladder style radiator, spotlights and UPVC double glazed frosted window to the rear elevation.



### OUTSIDE

A cast iron gate provides access onto a small buffer yard with pathway to the front door. Double iron gates open to an archway providing access to the rear garden with pedestrian access for the neighbours. To the rear is an Indian stone flagged patio with a raised timber decking area surrounded by shrubs, a useful outbuilding with power, ideal for garden storage, enclosed by timber fencing.



### WHY SHOULD YOU LIVE HERE?

What our vendor says about their property:

No 6 is opposite beautiful Reid Park which incorporates a green space, children's play area, multi sport court and a bowling green. At the end of the street is a very popular primary school and a small church. There is a bus stop round the corner for buses to Wakefield and Huddersfield. On the doorstep is a post office providing a wide variety of services plus pubs, restaurants and cafes to suit every taste. Walks along the canal and to local woods are minutes away making this an ideal location!"

### 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.