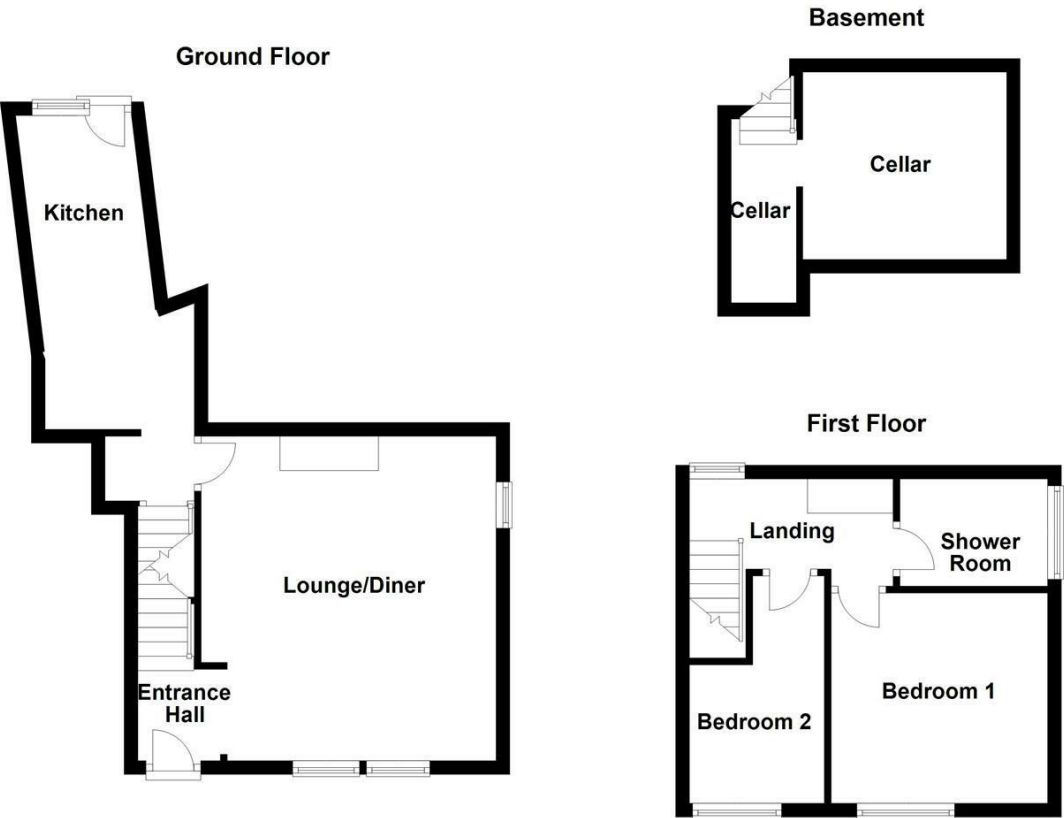




WAKEFIELD | OSSETT | HORBURY
01924 291 294 | 01924 266 555 | 01924 260 022

NORMANTON | PONTEFRACT & CASTLEFORD
01924 899 870 | 01977 798 844

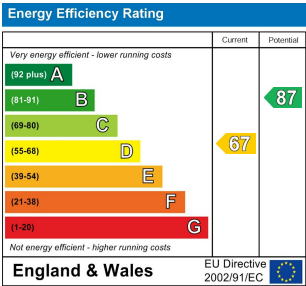


IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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



49 Cooperative Street, Horbury, Wakefield, WF4 6DR

For Sale Freehold £140,000

Having been more recently renovated is this well presented two bedroom end terraced property. Benefitting from a modern fitted kitchen and shower room, this property is certainly not one to be missed.

The accommodation briefly comprises entrance hall, lounge, inner hallway, kitchen and steps down to the cellars. The first floor landing leads to two bedrooms and the house shower room/w.c. Outside, there is a buffer garden to the front and on street parking.

Horbury plays host to a range of amenities including local shops, schools, bus routes and good access to the motorway network for those wishing to commute further afield.

An ideal property for the first time buyer or professional couple looking to gain access onto the property market and an early viewing is advised to avoid disappointment.



ACCOMMODATION

ENTRANCE HALL

Composite front entrance door into the entrance hall. Opening into the lounge, central heating radiator, stairs to the first floor landing.

LOUNGE

15'5" x 14'0" (4.72m x 4.29m)

Two UPVC double glazed sash windows to the front, UPVC double glazed window to the side, three central heating radiators (two being wall mounted), open fire place with space for an electric fire, spotlights. Door to the inner hallway.



INNER HALLWAY

Stairs providing access to the cellar, opening to the kitchen.

KITCHEN

13'10" x 8'0" (4.23m x 2.45m)

UPVC double glazed window to the rear, UPVC double glazed door to the rear, central heating radiator, spotlights. A modern fitted kitchen with an array of wall and base units with laminate worktops over, integrated induction hob oven with a cooker hood over, sink and drainer units with

space for a washing machine, integrated fridge.

FIRST FLOOR LANDING

UPVC double glazed window to the rear, doors to two bedrooms and the shower room.

BEDROOM ONE

10'4" x 9'11" (3.16m x 3.03m)

UPVC double glazed window to the front, central heating radiator.



BEDROOM TWO

10'9" x 6'6" (max) (3.30m x 2.0m (max))

UPVC double glazed window to the front, central heating radiator.



SHOWER ROOM

7'1" x 5'0" (2.16m x 1.54m)

Frosted UPVC double glazed window to the side, white ladder style central heating radiator. A three piece suite with a wall mounted shower with glass sliding screen, vanity wash hand basin with mixer tap, low flush W.C..



OUTSIDE

On street permit parking may be available to the front and a low maintenance paved buffer garden with outside light.

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.