



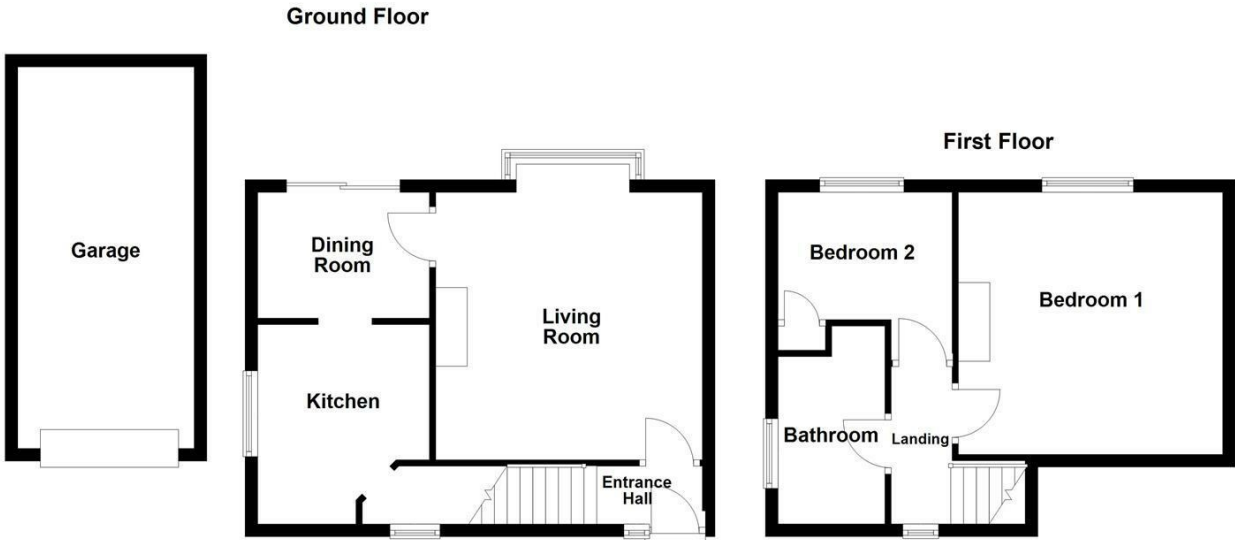
WAKEFIELD
01924 291 294

OSSETT
01924 266 555

HORBURY
01924 260 022

NORMANTON
01924 899 870

PONTEFRACT & CASTLEFORD
01977 798 844

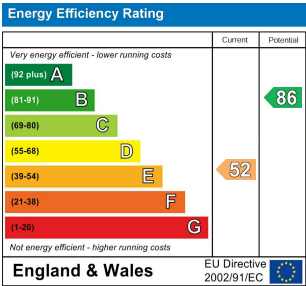


IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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



30 Peel Street, Horbury, Wakefield, WF4 5AT

For Sale Freehold Starting Bid £234,000

For sale by Modern Method of Auction; Starting Bid Price £234,000 plus reservation fee. Subject to an undisclosed reserve price.

Situated in the highly sought after town of Horbury this two bedroom detached home offers well proportioned accommodation throughout, driveway, garage and an attractive rear garden, making it an opportunity not to be missed.

The accommodation briefly comprises a welcoming entrance hall with staircase access to the first floor, a spacious living room leading through to the dining room with access to the rear garden, and a fitted kitchen with useful understairs storage. To the first floor, the landing provides access to two double bedrooms and the house bathroom. Bedroom one benefits from loft access, while bedroom two includes a built in storage cupboard. Externally, the property enjoys a tarmac driveway providing off road parking for two to three vehicles and leading to a single detached garage with up and over door. The front garden features a stone wall and hedge surround, with a paved pathway and steps to the entrance door. To the rear, the generously sized garden is mainly laid to lawn with planted features, alongside a paved patio area, ideal for outdoor dining and entertaining. The garden is fully enclosed with a combination of hedging, walls and timber fencing, offering a high degree of privacy.

Horbury is an excellent location for a wide range of buyers, particularly families, with well regarded schools and local shops within walking distance. Larger amenities can be found in Wakefield city centre, while excellent transport links are provided by regular bus services and the nearby M1 motorway, perfect for those wishing to commute further afield.

While the property would benefit from a degree of modernisation, it offers superb potential to create a wonderful home. An early viewing is highly recommended to fully appreciate what this property has to offer.

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



ACCOMMODATION

ENTRANCE HALL

Composite front door, frosted UPVC double glazed window to the front, stairs to the first floor landing, column central heating radiator and door through to the living room.

LIVING ROOM

15'11" x 13'11" max x 7'11" min [4.86m x 4.25m max x 2.42m min]
Door through to the dining room, timber framed stained glass pane, box window to the rear with secondary glazing, two central heating radiators, picture rail, coving to the ceiling, ceiling rose, and decorative fireplace with tiled hearth, brick surround and wooden mantle.



DINING ROOM

6'7" x 8'11" [2.01m x 2.73m]
Opening to the kitchen, central heating radiator, coving to the ceiling and a set of UPVC double glazed sliding doors to the rear garden.

KITCHEN

9'0" x 11'9" max x 8'4" min [2.75m x 3.6m max x 2.55m min]
Fitted with a range of wall and base units with laminate work surface, tiled splashback, stainless steel 1.5 sink and drainer with mixer tap, four ring gas hob, integrated oven and microwave, space for fridge/freezer and plumbing for washing machine. Combi boiler also located here. UPVC double glazed window to the side, central heating radiator and coving to the ceiling.



FIRST FLOOR LANDING

UPVC double glazed window to the front, doors to two bedrooms and the house bathroom.

BEDROOM ONE

14'0" x 13'10" max x 12'9" min [4.27m x 4.24m max x 3.9m min]
Photos to come Coving to the ceiling, loft access, UPVC window to the rear and central heating radiator.



BEDROOM TWO

9'0" x 9'8" max x 7'9" min [2.75m x 2.97m max x 2.38m min]
UPVC window to the rear, central heating radiator, coving to the ceiling and fitted storage cupboard.



BATHROOM/W.C.

5'6" x 10'7" max x 8'3" min [1.7m x 3.23m max x 2.54m min]
Frosted UPVC double glazed window to the side, fitted shelving, low flush w.c., pedestal wash basin, and panelled bath with showerhead attachment. Central heating radiator and full tiling.



OUTSIDE

Concrete pathway and steps lead up to the entrance, enclosed by stone walling and hedged surround. To the side is a concrete driveway providing off road parking for two to three vehicles, leading to a single detached garage [2.81m x 6.05m] with manual up and over door. The rear garden is mainly laid to lawn with planted borders, mature trees, shrubs and flowers. The rear garden benefits from a tiled patio area, ideal for outdoor dining, fully enclosed with walls and timber fencing.



WHY SHOULD YOU LIVE HERE?

What our vendor says about their property:
"A great sense on community and the local co-op which have always been invaluable to us living here."

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.

COUNCIL TAX BAND

The council tax band for this property is TBC.

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.

PLEASE NOTE

The vendors have opted to provide a legal pack for the sale of their property which includes a set of searches. The legal pack provides upfront the essential documentation that tends to cause or create delays in the transactional process. The legal pack includes
• Evidence of title
• Standard searches (regulated local authority, water & drainage & environmental)
• Protocol forms and answers to standard conveyancing enquiries
The legal pack is available to view in the branch prior to agreeing to purchase the property. The vendor requests that the buyer buys the searches provided in the pack which will be billed at £360 inc VAT upon completion. We will also require any purchasers to sign a buyer's agreement.