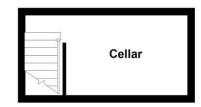
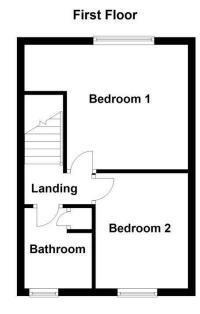
#### **Basement**



#### **Ground Floor**





## IMPORTANT NOTE TO PURCHASERS

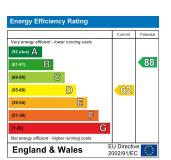
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements to enable them to obtain exact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

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

**OSSETT** 01924 266 555

**HORBURY** 01924 260 022

**NORMANTON** 01924 899 870 PONTEFRACT & CASTLEFORD

01977 798 844



# 12 Westfield Road, Horbury, WF4 6HP

# For Sale Freehold £150,000

Offered for sale with no onward chain is this two bedroom end terraced property, benefitting from UPVC double glazing and central heating.

The accommodation briefly comprises lounge, kitchen, cellar, utility/sun room, first floor landing, two bedrooms and the house bathroom/w.c. Outside there is a low maintenance flagged garden which extends around the side and rear, with a buffer garden to the front.

Horbury is host to a good 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 opportunity for the first time buyer, professional couple or small family looking to gain access onto the property market and an early viewing is highly recommended.

















## ACCOMMODATION

LOUNGE 14'6" x 12'8" (4.43 x 3.88)



## CELLAR

# KITCHEN 10'9" x 7'1" (3.30m x 2.15m)

Fitted wall and base units with work surface over incorporating stainless steel sink and drainer, combination boiler, integrated oven and grill, four ring gas hob with cooker hood over, central heating radiator, wood effect flooring, UPVC

double glazed window to the rear and UPVC double glazed rear entrance door. Door with staircase to the first floor landing. Understairs storage cupboard. Door to the utility/sun room.

# SUN ROOM/UTILITY ROOM 16'9" x 5'11" (5.12m x 1.82m)

UPVC double glazed windows to the front and side rear. UPVC door to the side. Fitted wall and base units with work surface, plumbing for a washing machine and central heating radiator.



# FIRST FLOOR LANDING

Loft access. Doors to two bedrooms and the house bathroom/w.c.

## BEDROOM ONE

13'11" x 10'7" (max) (4.26m x 3.24m (max))

UPVC double glazed window to the rear and central heating radiator.



BEDROOM TWO

10'11" x 7'8" (3.35m x 2.36m)

UPVC double glazed window to the front

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



BATHROOM 7'11" x 5'10" [2.43m x 1.80m]

Three piece suite comprising panelled bath, low flush w.c. and pedestal wash basin. Part tiled walls, central heating radiator, airing cupboard and UPVC double glazed frosted window to the front.



## **OUTSIDE**

There is a buffer garden to the front of the property. To the rear of the property there is a low maintenance flagged garden which extends around the side.



# 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.