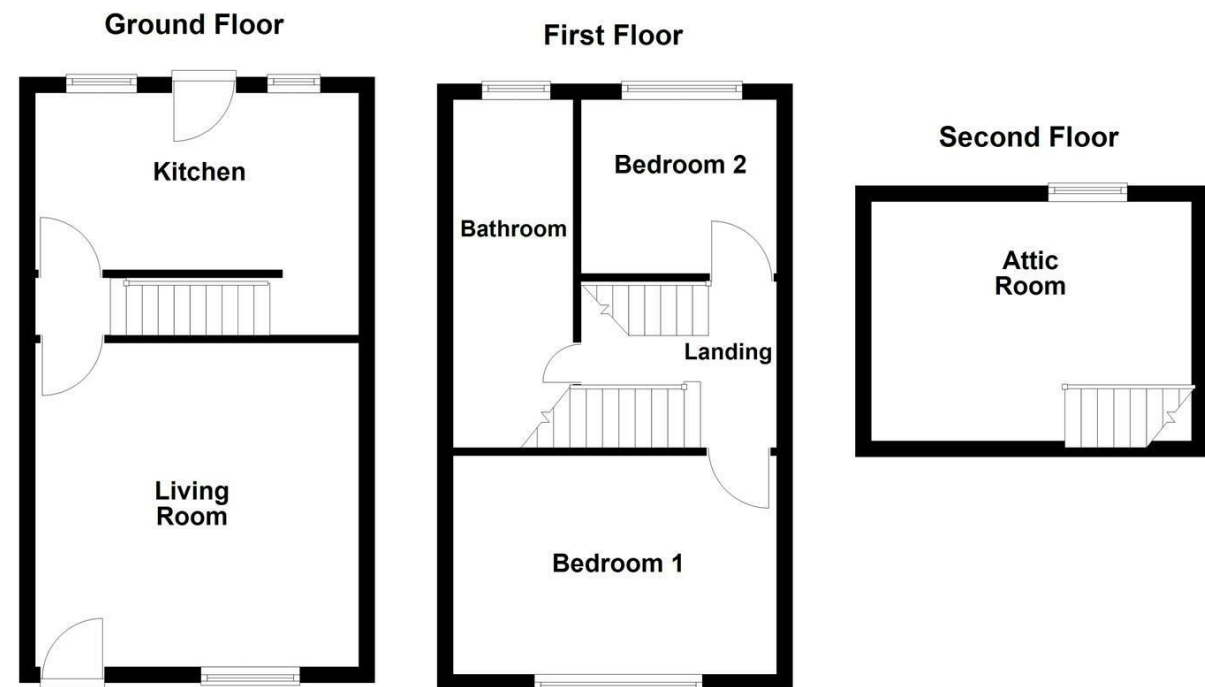




Richard Kendall

Estate Agent

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01924 266 555

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NORMANTON

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PONTEFRACT & CASTLEFORD

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1 Parker Road, Horbury, Wakefield, WF4 5JR

For Sale Freehold £155,000

Proudly introducing this two bedroom terraced property with an additional attic room, arranged across three storeys and ideally located near Horbury and within easy reach of Wakefield.

The property briefly comprises of the entrance through a double glazed UPVC door. Stepping inside, the spacious living room is presented with an electric fireplace and staircase access to the first floor landing. From here, a doorway opens into the well proportioned kitchen, which offers ample storage and direct access to the rear garden. The first floor comprises a generous double bedroom, a second single bedroom, and a four piece family bathroom suite. A staircase leads to the converted attic room, enhanced by a Velux window overlooking the rear elevation, creating a bright and versatile space. Outside, to the front, the property is approached via a flagged front buffer yard, fully enclosed with timber fencing. To the rear there is an enclosed rear yard, also flagged and fenced for privacy.

The property's location is particularly attractive for first-time buyers and growing families. It is within walking distance of Horbury Academy, close to local pubs and restaurants, and less than 15 minutes from Wakefield town centre.

Offered to the market with vacant possession and no onward chain, this property must be viewed to fully appreciate the space and potential it has to 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,
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

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	67	77
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		

EU Directive 2002/91/EC

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.

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The Property Umbudsman

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ACCOMMODATION

LIVING ROOM

13'5" x 13'5" [4.09m x 4.09m]

UPVC entrance door into the living room. In this room we've got carpet flooring, a central radiator, an electric fireplace with feature surround, and a double-glazed UPVC window facing the front elevation. There are entrances to the lobby leading to the staircase, the first-floor landing, and entrances to the kitchen.



INNER HALLWAY

Door into the kitchen, stairs to the first floor landing.

KITCHEN

13'5" x 7'3" [4.10m x 2.23m]

Two UPVC double glazed windows to the rear, a UPVC door leading out to the rear elevation, central heating radiator, understairs storage cupboard, housing for the Ideal gas combination boiler, and recessed ceiling spotlights. A range of wall and base units with laminate worksurface over, 1 1/2 sink and drainer with mixer tap, four ring gas hob with tiled splashback and extractor fan above and an integrated cooker.

FIRST FLOOR LANDING

Doors to two bedrooms and the house bathroom. Stairs to the attic room.

BEDROOM ONE

13'5" x 9'3" [4.1m x 2.83m]

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



BEDROOM TWO

6'8" x 8'5" [2.05m x 2.59m]

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



BATHROOM

14'2" x 4'3" [4.32m x 1.32m]

Frosted UPVC double glazed window to the rear, central heating radiator, full tiling, spotlights. Pedestal wash basin with mixer tap, low flush W.C., panelled bath with mixer tap, corner shower unit with mixer tap and a shower head attachments.



ATTIC ROOM

9'11" x 13'3" [3.03m x 4.05m]

Velux window to the rear, central heating radiator.



OUTSIDE

To the front of the property there is a flagged buffer garden which is enclosed by timber fencing. To the rear garden there is a low maintenance flagged yard, enclosed by timber fencing.



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.