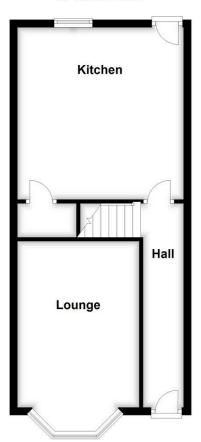
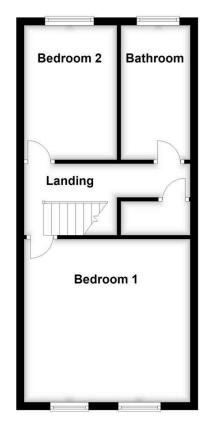
Ground Floor



First Floor



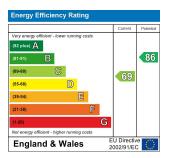
IMPORTANT NOTE TO PURCHASERS

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

PONTEFRACT & CASTLEFORD 01977 798 844

01924 899 870



210, Bridge Road, Horbury, Wakefield, WF4 5PS

For Sale Freehold £175,000

Situated in Horbury Bridge is this well presented two bedroom mid terrace property benefitting from modern bathroom and low maintenance gardens.

The property briefly comprises of entrance hall, living room and kitchen. The first floor landing leads to two bedrooms and the modern four piece house bathroom/w.c. Externally to the front is a low maintenance yard and decked seating area to the rear with shared access to the side.

The property is ideally located for local shops and amenities that Horbury has to offer. The motorway network is only a short drive away, perfect for those looking to commute further afield.

An ideal purchase for a range of buyers, an early viewing comes highly recommended.

















ACCOMMODATION

ENTRANCE HALL

Front entrance door, access to the living room and kitchen. Staircase to the first floor landing.



LIVING ROOM 15'11" x 10'5" (4.87m x 3.18m)

UPVC double glazed bay window to the front elevation, central heating radiator and space for feature fire.

KITCHEN

14'8" x 14'2" [4.49m x 4.32m]

Fitted kitchen with wall and base units with work surface over, sink and drainer unit, space for a Range cooker, space for a fridge/freezer, space for a washing machine or dryer. Central heating radiator, spotlights to the ceiling, UPVC double glazed window and door to the rear garden.



FIRST FLOOR LANDING Doors to two bedrooms and bathroom.

BEDROOM ONE 14'3" x 13'9" (4.35m x 4.21m)

Two UPVC double glazed windows to the front

elevation, central heating radiator and original open fireplace.



BEDROOM TWO 8'2" x 7'11" (2.50m x 2.43m)

UPVC double glazed window to the rear elevation, central heating radiator and original open fireplace.



BATHROOM/W.C. 11'6" x 5'11" (3.52m x 1.81m)

Modern four piece suite comprising walk in shower cubicle with glass screen, freestanding bath, low flush w.c. and vanity wash hand unit with mixer tap. UPVC double glazed frosted window to the rear elevation and partially tiled.



OUTSIDE

The property is accessed to the front via a hand gate leading to the low maintenance yard with bush and shrubbery border. The property has a low maintenance rear garden with decked seating area with shared access to 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.

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.