



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.



WAKEFIELD 01924 291 294	OSSETT 01924 266 555	HORBURY 01924 260 022
NORMANTON 01924 899 870	PONTEFRACT & CASTLEFORD 01977 798 844	



95 Westfield Road, Horbury, WF4 6EJ

For Sale Freehold £155,000

Situated in Horbury is this well presented two bedroom mid terrace property benefiting from two bedrooms, rear garden and converted cellar.

The accommodation briefly comprises of a lounge, kitchen, cellar, two bedrooms and house bathroom/w.c. Externally there is low maintenance decked seating area to the rear. On street parking to the front.

Ideally placed between Ossett and Horbury for all shops and amenities including schools that both areas have to offer. Ideally placed for the motorway network for those looking to commute.

Potential to make a fantastic first time home in a great location and a viewing is highly recommended.



ACCOMMODATION

LOUNGE

15'5" x 11'6" [4.70m x 3.52m]

Front UPVC door into the lounge. UPVC double glazed window to the front elevation, central heating radiator, original open fireplace with surround, shelving units to one side, door to the inner hallway.



INNER HALLWAY

Central heating radiator, staircase to the first floor landing, door into the kitchen.

KITCHEN

15'6" x 11'1" [4.73m x 3.39m]

UPVC double glazed window to the rear elevation, rear UPVC door, central heating radiator, fitted kitchen with wall and base wood units for storage, granite worktop, stainless steel sink and drainer unit, space for a gas cooker, space for a fridge freezer and washing machine, stairs leading to the cellar.

CELLAR

15'6" x 10'4" [4.73m x 3.15m]

Wood flooring, rear UPVC door, built in storage cupboard.



FIRST FLOOR LANDING

Access to two bedrooms and family bathroom/w.c.

BEDROOM ONE

15'6" x 11'1" [4.74m x 3.39m]

UPVC double glazed window to the rear elevation, central heating radiator, original open fireplace, built in storage cupboard over the stairs.



BEDROOM TWO

9'7" x 8'4" [2.93m x 2.56m]

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



BATHROOM/W.C.

11'4" x 6'8" [3.47m x 2.04m]

Frosted UPVC double glazed window to the front elevation, three piece suite with wall mounted electric shower over the bath, wash hand basin with tiled splashback, w.c., white ladder style radiator, built in storage.



EXTERNALLY

To the rear of the property there is a shared access road, which then leads to its own space, which is currently decked for seating and on street parking to the front.



COUNCIL TAX BAND

The council tax band for this property is A

EPC RATING

To view the full Energy Performance Certificate please call into one of our local offices.

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 Horbury office and they will be pleased to arrange a suitable appointment.