

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,

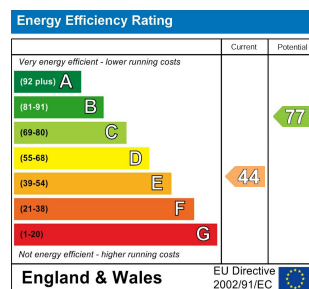
Pontefract & Castleford office 01977 798844

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



3 Manor Road, Horbury, Wakefield, WF4 6HH

For Sale Freehold £190,000

Situated within walking distance of Horbury town centre is this well presented two bedroom end terrace cottage benefitting from rear driveway parking.

The property briefly comprises of the entrance hall, lounge and modern fitted kitchen with access down to the storage cellar. The first floor landing leads to two bedrooms, bathroom and separate w.c. Outside there is a low maintenance yard and off street rear parking with storage outhouse.

The property is ideally located for all local shops and amenities that Horbury has to offer. Main bus routes run to and from Wakefield city centre and the motorway network is nearby, perfect for those looking to commute further afield.

Ready to move into, this property would make a fantastic first time buyer and a viewing is highly recommended.



ACCOMMODATION

ENTRANCE HALL

UPVC front entrance door, central heating radiator, stairs to the first floor landing and door to the lounge.

LOUNGE

15'10" x 11'10" [4.85m x 3.63m]

UPVC double glazed windows to the front and rear elevation, UPVC rear door, central heating radiator, media wall with built in electric fireplace and TV point. Door with stairs to the storage cellar and door to the kitchen.



KITCHEN

15'9" x 9'6" [4.82m x 2.92m]

Range of modern fitted kitchen with wall and base units incorporating sink unit, space for a washing machine, space for a fridge/freezer and breakfast bar. Spotlights, UPVC double glazed windows to the front and rear elevation.

FIRST FLOOR LANDING

UPVC double glazed window to the rear elevation, central heating radiator and doors to two bedrooms, bathroom and separate w.c.

BEDROOM ONE

14'11" x 8'11" [4.57m x 2.74m]

UPVC double glazed window to the front elevation, central heating radiator and built in wardrobes.



BEDROOM TWO

9'4" x 9'3" [2.87m x 2.84m]

UPVC double glazed window to the front elevation, wood effect flooring and central heating radiator.



BATHROOM

6'2" x 6'2" [1.9m x 1.88m]

Wall mounted shower over the bath with glass screen and wash hand basin. UPVC double glazed frosted window to the rear elevation, ladder style radiator and spotlights.



W.C.

6'3" x 2'6" [1.91m x 0.78m]

Low flush w.c. and wash hand basin. UPVC double glazed frosted window to the rear elevation, central heating radiator and spotlights.

OUTSIDE

To the front is on street parking. Whilst to the rear is a low maintenance yard with storage outhouse and off road parking for one vehicle.



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.