



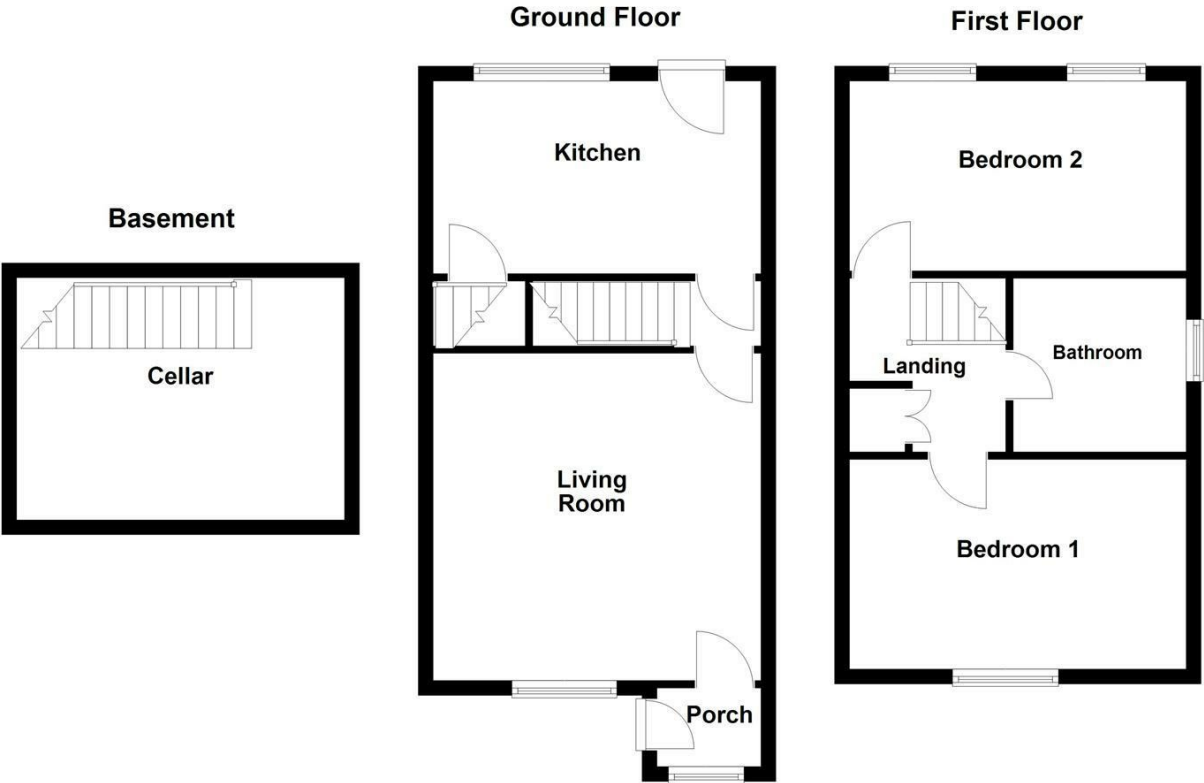
WAKEFIELD
01924 291 294

OSSETT
01924 266 555

HORBURY
01924 260 022

NORMANTON
01924 899 870

PONTEFRACT & CASTLEFORD
01977 798 844

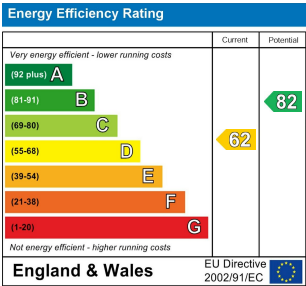


IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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



6 Manor Road, Horbury, Wakefield, WF4 6HH

For Sale Freehold £160,000

Introducing to the market is this stone fronted two double bedroom end terrace property in need of a degree of modernisation and situated in the sought after area of Horbury benefitting from low maintenance gardens, double glazing and gas central heating.

The property briefly comprises of the entrance porch, living room, kitchen with access to the cellar for storage. The first floor landing leads to two double bedrooms and house bathroom. Outside to the front is a small buffer yard and on street parking. To the rear is an enclosed yard.

The property is ideally located for all local shops and amenities including local schools. Main bus routes run to surrounding towns such as Ossett and Wakefield. For those looking to travel further afield, the motorway network is readily accessible.

Ideal for the first time buyer or buy-to-let investor, an early viewing comes highly recommended.



ACCOMMODATION

ENTRANCE PORCH

4'7" x 2'11" [1.42m x 0.89m]

Timber front entrance door, timber single glazed window facing the front elevation, laminate flooring and door leading into the living room.

LIVING ROOM

14'5" x 14'6" [4.41m x 4.43m]

Central heating radiator, UPVC double glazed window to the front elevation, gas fireplace with feature surround and door with staircase leading to the first floor landing and access to the kitchen.



KITCHEN

8'7" x 14'2" [2.63m x 4.33m]

Range of wall and base units with laminate work surface over, stainless steel sink and drainer with mixer tap, space and plumbing for a washing machine and space for a cooker. Two central heating radiators, UPVC double glazed window and door to the rear elevation. Matching cupboard housing the combination boiler and access to the cellar.



CELLAR

Useful storage space.

FIRST FLOOR LANDING

Central heating radiator, loft access and doors to two bedrooms and house bathroom.

BEDROOM ONE

9'3" x 12'3" [2.84m x 3.74m]

Central heating radiator, UPVC double glazed window to the front elevation and a range of fitted wardrobes.



BEDROOM TWO

14'2" x 8'4" [4.34m x 2.56m]

UPVC double glazed windows to the rear elevation and two central heating radiators.



BATHROOM/W.C.

7'4" x 8'8" [2.25m x 2.65m]

Three piece suite comprising pedestal wash basin, low flush w.c. and panelled bath with shower head attachment. Tiled walls and floor. Central heating radiator and UPVC double glazed frosted window to the side elevation.



OUTSIDE

To the front is a flagged pathway leading to the front door and small buffer yard. To the rear is a small 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.

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.