



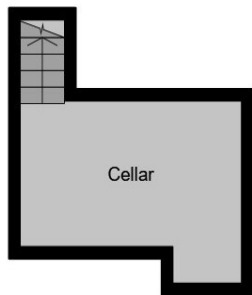
Peel Street, Horbury Wakefield WF4 5AU

welcome to

Peel Street, Horbury Wakefield

Guide Price: £220,000 - £230,000. Located in the heart of Horbury this delightful 3 Bedroom period home oozes space and is bright and airy with high ceilings. A wonderful family home. Viewing Advised.

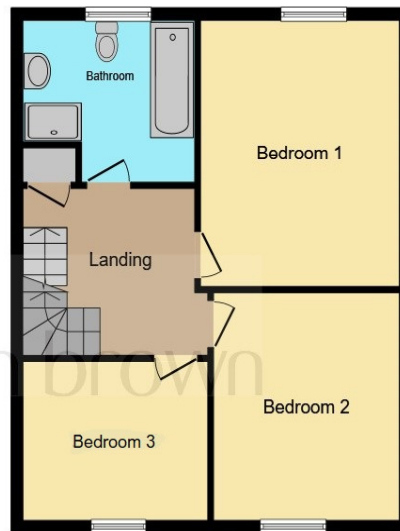




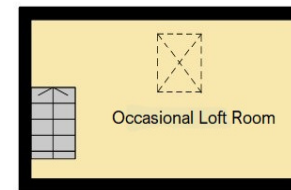
Cellar



Ground Floor



First Floor



Second Floor

Entrance Hallway

Kitchen

15' 1" max x 11' 9" max (4.60m max x 3.58m max)

Living Room

14' 4" max x 14' 4" max (4.37m max x 4.37m max)

Dining Room

15' 1" max x 11' 9" max (4.60m max x 3.58m max)

Cellar

First Floor Landing

Bedroom 1

12' 8" max x 15' 1" max (3.86m max x 4.60m max)

Bedroom 2

13' 3" max x 11' 4" max (4.04m max x 3.45m max)

Bedroom 3

8' 9" max x 9' 2" max (2.67m max x 2.79m max)

Family Bathroom

Occasional Loft Room

18' 3" max x 15' 8" max (5.56m max x 4.78m max)

Exterior

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

welcome to

Peel Street, Horbury Wakefield

- Three Bedroom Period Terrace Plus stairway to large occasional Loft Space
- Beautifully Bright with High Ceilings
- Two Reception Rooms
- Prime Location
- Not to be Missed!

Tenure: Freehold EPC Rating: D

guide price

£220,000 - £230,000



Please note the marker reflects the postcode not the actual property

view this property online williambrown.co.uk/Property/WAK125693



Property Ref:
WAK125693 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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