



**Hanover Court Tithe Barn Street, Horbury Wakefield WF4 6LJ**



**welcome to**

**Hanover Court Tithe Barn Street, Horbury Wakefield**

PUBLIC NOTICE. We advise that an offer has been made for the above property in the sum of £435,000 Any persons wishing to increase on this offer should notify William H Brown of their best offer prior to exchange of contracts.





**Entrance Hall**

**Living Room**

12' 1" max x 19' 8" max ( 3.68m max x 5.99m max )

**Dining Room**

17' 9" max x 14' 8" max ( 5.41m max x 4.47m max )

**Reception Room**

25' 4" max x 18' 3" max ( 7.72m max x 5.56m max )

**Kitchen**

18' 4" max x 22' 5" max ( 5.59m max x 6.83m max )

**Utility Room**

11' 5" max x 9' 7" max ( 3.48m max x 2.92m max )

**Conservatory**

22' 3" max x 12' 2" max ( 6.78m max x 3.71m max )

**First Floor Landing**

**Bedroom One**

19' 5" max x 14' 2" max ( 5.92m max x 4.32m max )

**En Suite**

**Bedroom Two**

14' 9" max x 12' 8" max ( 4.50m max x 3.86m max )

**Bedroom Three**

**welcome to**

## **Hanover Court Tithe Barn Street, Horbury Wakefield**

- Five Double Bedrooms
- Excellent Sized Plot
- Off Street Parking
- Fantastic Potential for Renovations
- Front and Side Garden plus Courtyard

Tenure: Freehold EPC Rating: D

**£465,000**



Please note the marker reflects the  
postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/WAK125737](https://williamhbrown.co.uk/Property/WAK125737)



Property Ref:  
WAK125737 - 0005

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.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



**william h brown**



**01924 381381**



[Wakefield@williamhbrown.co.uk](mailto:Wakefield@williamhbrown.co.uk)



2 Wood Street, WAKEFIELD, West Yorkshire,  
WF1 2ED



**[williamhbrown.co.uk](https://williamhbrown.co.uk)**