



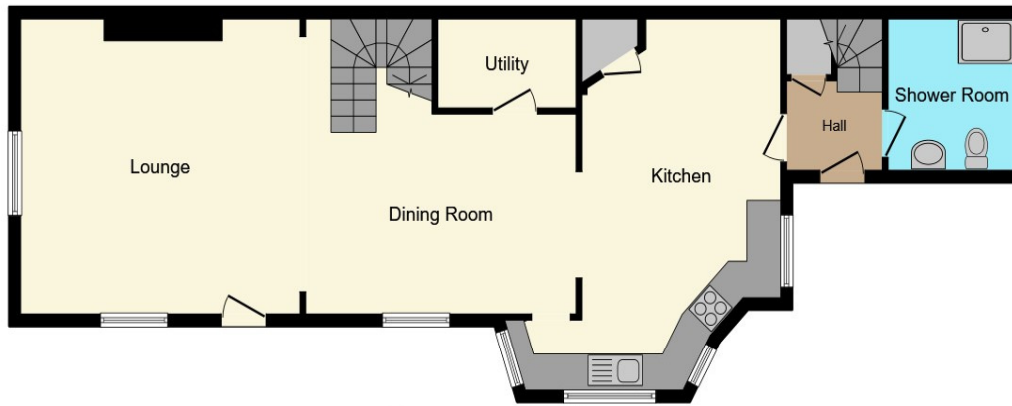
Peel Mills Peel Street, Horbury WAKEFIELD WF4 5AU

welcome to

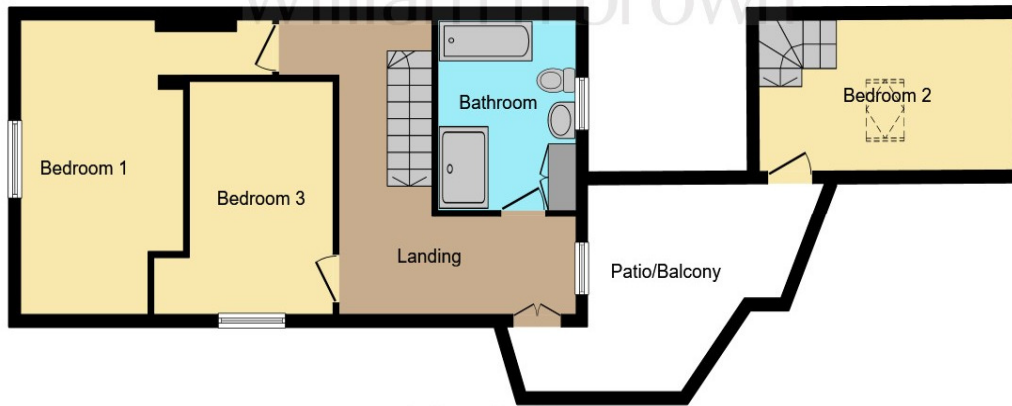
Peel Mills Peel Street, Horbury WAKEFIELD

A Unique three-bedroom stone link detached character home dating back to the 1850's in the heart of Horbury. Adaptable and versatile living accommodation for the professional.





Ground Floor



First Floor

Entrance

Kitchen/ Dining Space

22' 11" max x 11' 7" max (6.99m max x 3.53m max)

Dining Area

15' 7" max x 16' 7" max (4.75m max x 5.05m max)

Utility Room

7' 11" max x 5' max (2.41m max x 1.52m max)

Living Room

16' 5" max x 16' 6" max (5.00m max x 5.03m max)

Downstairs Shower Room

8' 1" max x 7' 4" max (2.46m max x 2.24m max)

Bedroom 1

16' 5" max x 9' 6" max (5.00m max x 2.90m max)

Bedroom 2

10' 5" max x 8' 9" max (3.17m max x 2.67m max)

Bedroom 3

10' 1" max x 7' 10" max (3.07m max x 2.39m max)

Exterior

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

welcome to

Peel Mills Peel Street, Horbury WAKEFIELD

- Brand New Boiler
- EV CHARGER
- THREE BEDROOM MILL CONVERSION
- AMTICO FLOORING
- DOWNSTAIRS SHOWER ROOM

Tenure: Freehold EPC Rating: D

£410,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/WAK125529



Property Ref:
WAK125529 - 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.

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



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



williamhbrown.co.uk