

...Your proactive estate agent



Industrial Street, Horbury, WF4 5EG
Offers In Excess Of £150,000



****THREE BEDROOMS**CLOSE TO LOCAL AMENITIES**** Situated in Horbury this end terrace property briefly comprises: entrance hallway, living room and breakfast kitchen. To the first floor are three bedroom and family bathroom. **VIEWING IS HIGHLY RECOMMENDED.** Externally, the property has an enclosed rear garden and off street parking. **VIEWING IS HIGHLY RECOMMENDED TO FULLY APPRECIATE THE STYLE OF THE PROPERTY ON OFFER. RING US 7 DAYS TO BOOK A VIEWING. 'WE OPEN UNTIL 8PM MONDAY TO THURSDAY, 5.30 FRIDAYS, 5.00 SATURDAYS AND 11.00 - 3.00 SUNDAYS'.**



Ground Floor Accommodation- Entrance

UPVC entrance door with double glazed frosted panel to the top half leading into:

Entrance Hallway

Central heating radiator, stairs leading to the First Floor Accommodation and door leading to:

Living Room

4.56m x 3.70m (14'11" x 12'1")

Decorative stone effect fireplace with pebbles and chrome surround. Laminate wood flooring, uPVC double glazed window to the front elevation and central heating radiator. Door leads through to:

Breakfast Kitchen

5.05m x 2.18m (16'6" x 7'1")

Range of wood effect base and wall units with brushed steel handles and laminated work tops. Single drainer stainless steel sink with chrome mixer tap over. Four ring brushed steel gas hob with matching electric extractor over benefitting from downlighting and fan assisted electric oven. Integrated washing machine and understairs storage cupboard. Laminated splashbacks, ceramic floor tiling, two uPVC double glazed windows and uPVC door with double glazed frosted panel to the top half to the rear elevation.

First Floor Accommodation- Landing

Loft access, built-in overstairs storage cupboard and doors leading off.

Bedroom One

3.47m x 2.84m (11'4" x 9'3")

UPVC double glazed window to the front elevation and central heating radiator.

Bedroom Two

3.33m x 2.76m (10'11" x 9'0")

UPVC double glazed window to the rear elevation, central heating radiator and built-in storage cupboard housing the 'Baxi' central heating boiler.

Bedroom Three

2.17m x 1.81m (7'1" x 5'11")

UPVC double glazed window to the front elevation and central heating radiator.

Family Bathroom

2.27m x 1.91m (7'5" x 6'3")

White panel bath with chrome mixer taps over and shower with chrome fittings and glass shower screen. White pedestal wash hand basin with chrome mixer tap over and white lowflush w.c with chrome fittings. Tiled to ceiling height to all wall, uPVC double glazed frosted window to the rear elevation and central heating radiator.

Exterior

Front

Flagged patio with boundaries defined by brick wall and wrought iron pedestrian access gate. Path leading down the side of the property to the rear.

Rear

Tarmac hardstanding area, outside tap and steps leading to the rear door. Timber pedestrian access gates leading to further multi level garden with decorative pebbles and flagged patio area. Fully enclosed, boundaries are defined by timber fence, concrete posts and concrete gravel boards.

Local Authority: Wakefield Council

Band: A

HEATING AND APPLIANCES

The heating system and any appliances (including Burglar Alarms where fitted) mentioned in this brochure have not been tested by Park Row Properties. If you are interested in purchasing the property we advise that you have all services and appliances tested before entering a legal commitment to purchase.

MAKING AN OFFER

In order to comply with the Estate Agents (Undesirable Practises) Order 1991, Park Row Properties are required to verify "the status of any prospective purchaser... This includes the financial standing of that purchaser and his ability to exchange contracts". To allow us to comply with this order and before recommending acceptance of any offers, and subsequently making the property 'SOLD' each prospective purchaser will be required to demonstrate to 'Park Row Properties' that they are financially able to proceed with the purchase of the property.

We provide truly Independent Mortgage Advice. Unlike many companies we are not tied, and more importantly not targeted to any Lender. We have instant on-line access to over 1000 mortgage deals provided by over 100 Lenders ensuring we are unbeatable when identifying and recommending your new mortgage or re-mortgage requirements.

Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it. Written quotations available on request. Life assurance is usually required.

To arrange a no obligation appointment please contact your local office.

MEASUREMENTS

These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

OPENING HOURS

CALLS ANSWERED :

Mon, Tues, Wed & Thurs - 9.00am to 8.00pm

Friday - 9.00am to 5.30pm

Saturday - 9.00am to 5.00pm

Sunday - 11.00am to 3.00pm

TO CHECK OFFICE OPENING HOURS PLEASE CONTACT THE
RELEVANT BRANCHES ON:

SELBY - 01757 241124

SHERBURN IN ELMET - 01977 681122

GOOLE - 01405 761199

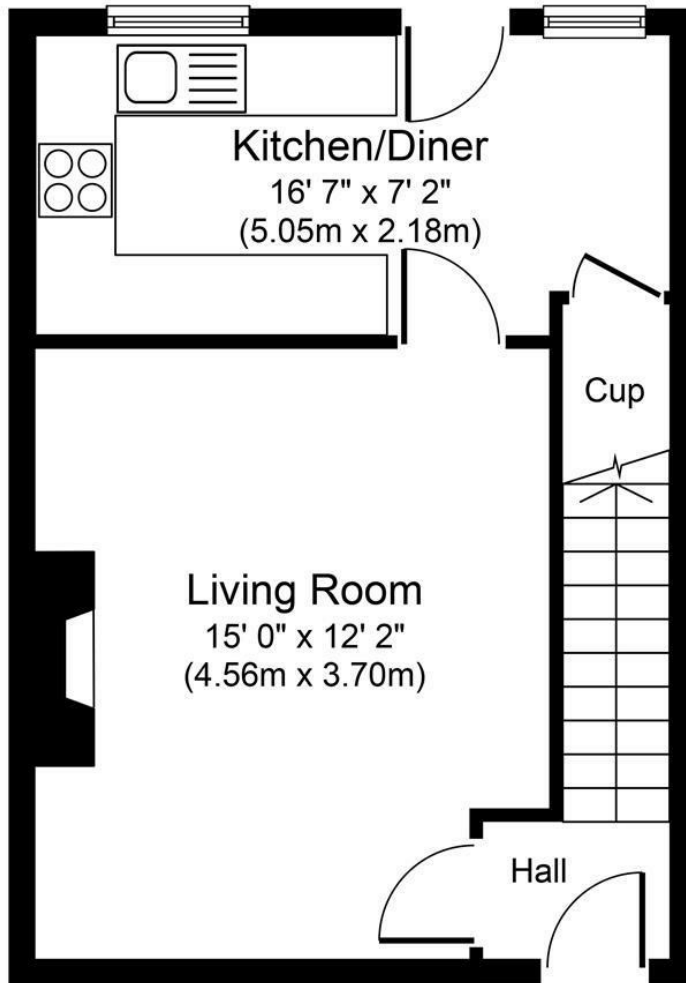
PONTEFRACT - 01977 791133

KIPPAX - 0113 8160111

CASTLEFORD - 01977 558480

TENURE AND COUNCIL TAX

The Tenure and Council Tax Banding for the property have been advised by the Vendor or obtained from online sources. We strive to ensure these details are accurate and reliable, however we advise any potential buyer to carry out their own enquiries before proceeding.



Kitchen/Diner
16' 7" x 7' 2"
(5.05m x 2.18m)

Living Room
15' 0" x 12' 2"
(4.56m x 3.70m)

Cup

Hall

Ground Floor
Approximate Floor Area
355 sq. ft.
(33.0 sq. m.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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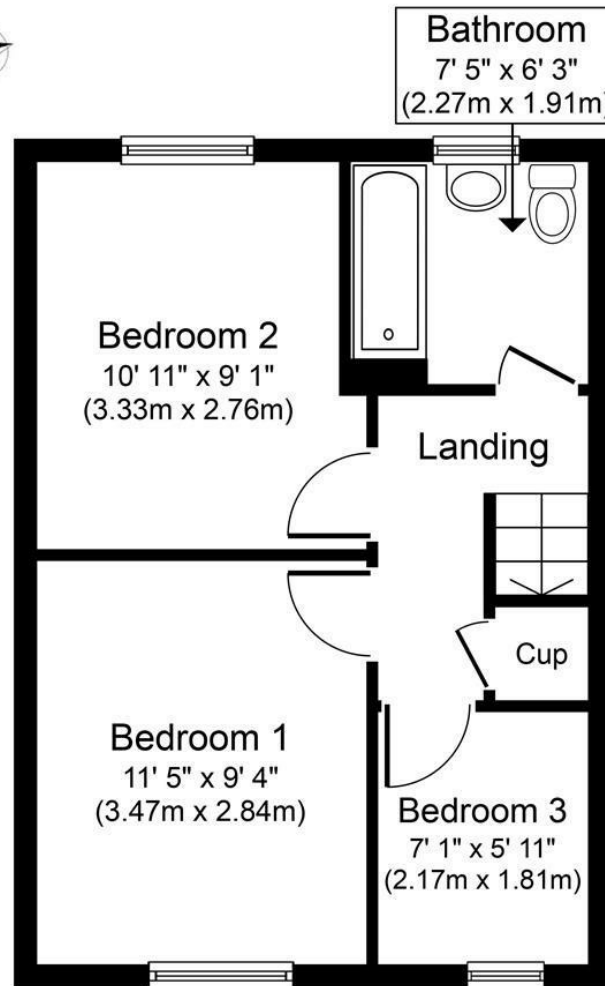
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First Floor
Approximate Floor Area
355 sq. ft.
(33.0 sq. m.)

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