Offers over £150,000

TENURE : FREEHOLD

Carlton Street, Horbury, Wakefield, WF4

Bedrooms : 2 **Bathrooms : 1** **Reception Rooms : 1**

Two-bedroom terraced home

Spacious and welcoming living room with feature stone fireplace

Fitted kitchen with integrated electric oven and hob

Ground floor bathroom with overhead electric shower

Two well-proportioned bedrooms

Views towards Emley Moor Mast from the rear bedroom

Movenowproperties.com LTD
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Website: **https://movenowpropertiescom.com**

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Movenowproperties are proud to present this two-bedroom terraced property, offering spacious accommodation throughout together with a larger than average garage and pleasant outdoor space. Situated in a popular residential location, this home would make an ideal purchase for first-time buyers, downsizers or investors alike.

Entrance Porch
A welcoming entrance porch accessed via a UPVC entrance door with frosted half-glazed panel. Benefiting from a double-glazed window overlooking the front aspect, carpet flooring leading through to the living room.

Living Room
Measurements: 15'6" x 13'11" (4.72m x 4.23m)
A spacious and comfortable living area featuring carpet flooring and a double-glazed window overlooking the front elevation, allowing plenty of natural light. The room also benefits from a charming stone fireplace housing a gas fire, creating a warm and cosy focal point.

Kitchen
Measurements: 11'8" x 7'7" (3.55m x 2.30m)
The kitchen offers a range of wall and base units with work surfaces and tiled splashbacks. Integrated electric oven with electric hob, sink and drainer, providing a practical cooking space.

Bathroom
Measurements: 8'3" x 4'4" (2.51m x 1.33m)
Located on the ground floor, the bathroom comprises a low flush WC, pedestal wash basin and bath with overhead electric shower. Additional features include part tiled walls, radiator and frosted double glazed window overlooking the rear.

Stairs and Landing
With carpet flooring, handrail and double-glazed window to the rear elevation allowing plenty of natural light. Doors provide access to both bedrooms.

Bedroom One
Measurements: 13'8" x 9'4" (4.17m x 2.85m)
A spacious double bedroom with carpet flooring, radiator and double-glazed window overlooking the front aspect.

Bedroom Two
Measurements: 10'9" x 8'4" (3.27m x 2.55m)
A good-sized second bedroom benefiting from useful built-in storage, carpet flooring, radiator and double-glazed window overlooking the rear, offering pleasant views towards Emley Moor Mast.

Outside
To the front of the property is a small buffer garden with access leading to the entrance porch, together with additional on-street parking.
To the rear is a charming South West facing garden, perfectly positioned to enjoy sunlight throughout the day. This enclosed seating area features well-established shrubs, an artificial lawn, and gated access. There is also a right of access for neighbouring properties.

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Garage
Measurements: 16'6" x 12'3" (5.03m x 3.74m)
A larger than average garage benefiting from power points, offering excellent off road parking, storage or workshop potential.

Location
Situated in a popular residential area, the property enjoys convenient access to local amenities, schools, countryside walks and excellent commuter links to surrounding towns and cities. The location offers a blend of village charm and practicality, making it appealing to a wide range of buyers.

EPC Rating: D
Please contact us for further details of the full EPC

Tenure: Freehold
Council Tax - Band A
Property Type: Terrace
Construction type Brick built
Heating Type Gas central heating
Water Supply Mains water supply
Sewage Mains drainage
Gas Type Mains Gas
Electricity Supply Mains Electricity
All buyers are advised to visit the Ofcom website and open reach to gain information on broadband speed and mobile signal/coverage.
Parking type: On street parking with large rear garage
Building safety N/A
Restrictions N/A
Rights and easements N/A
Flooding – LOW
All buyers are advised to visit the Government website to gain information on flood risk.
Planning permissions N/A
Accessibility features N/A
Coal mining area West Yorkshire is a mining area
All buyers are advised to check the Coal Authority website to gain more information on if this property is affected by coal mining.
We advise all clients to discuss the above points with a conveyancing solicitor.

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
For further information or to arrange a viewing please contact our offices directly.

Free valuations
Considering selling or letting your property?
For a free valuation on your property please do not hesitate to contact us.

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Agents Note

- To be able to purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the transaction to fulfil their obligations under Anti Money Laundering regulations. We outsource this check to a third party and a charge will apply. Ask the branch for further details.

DISCLAIMER:
The details shown on this website are a general outline for the guidance of intending purchasers, and do not constitute, nor constitute part of, an offer or contract or sales particulars. All descriptions, dimensions, references to condition and other details are given in good faith and are believed to be correct but any intending purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection, searches, survey, enquiries or otherwise as to their correctness. We have not been able to test any of the building service installations and recommend that prospective purchasers arrange for a qualified person to check them before entering into any commitment. Further, any reference to, or use of any part of the properties is not a statement that any necessary planning, building regulations or other consent has been obtained. All photographs shown are indicative and cannot be guaranteed to represent the complete interior scheme or items included in the sale. No person in our employment has any authority to make or give any representation or warranty whatsoever in relation to this property.

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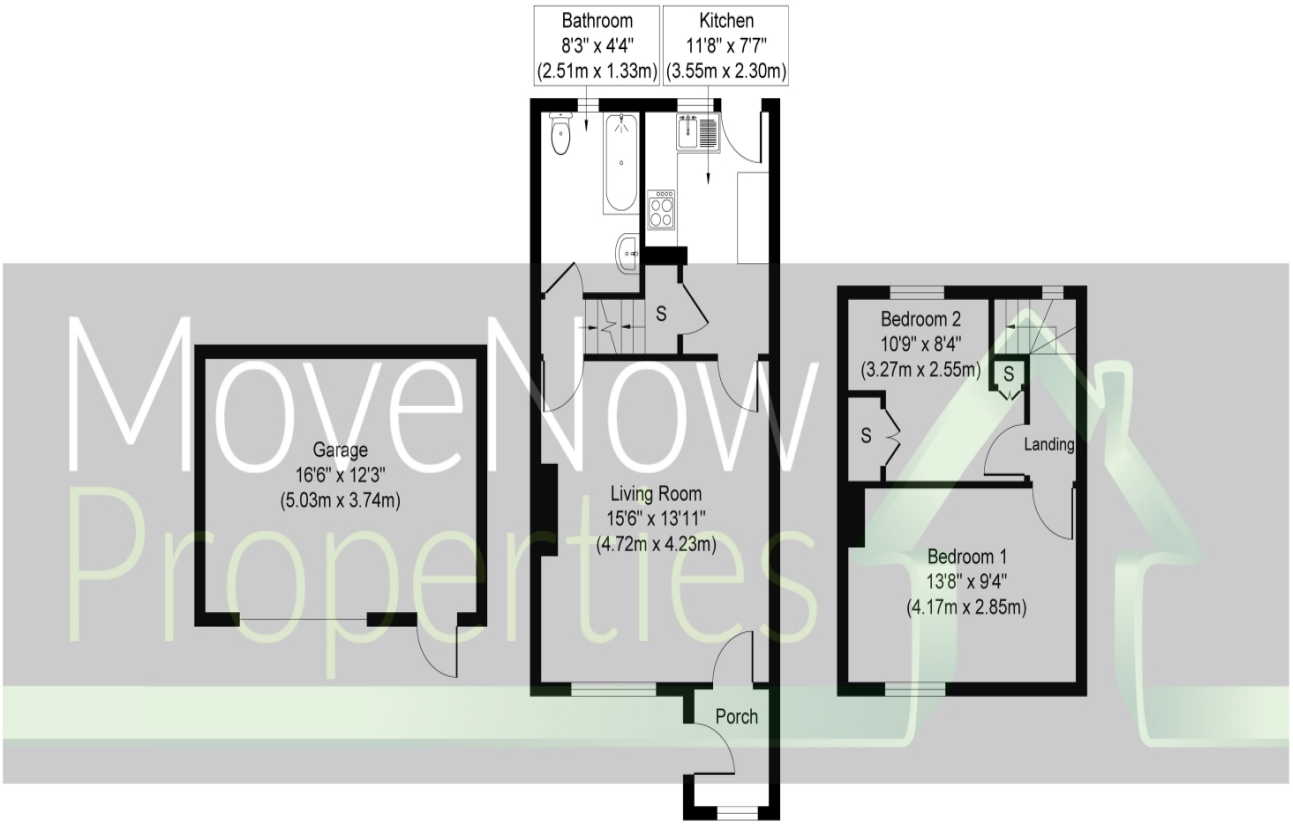

Garage
Approximate Floor Area
201 sq. ft
(18.76 sq. m)

Ground Floor
Approximate Floor Area
408 sq. ft
(37.93 sq. m)

First Floor
Approximate Floor Area
256 sq. ft
(23.77 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.The measurements should not be relied upon for valuation, transaction and/or funding purposes 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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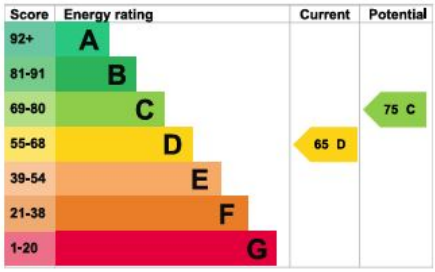

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