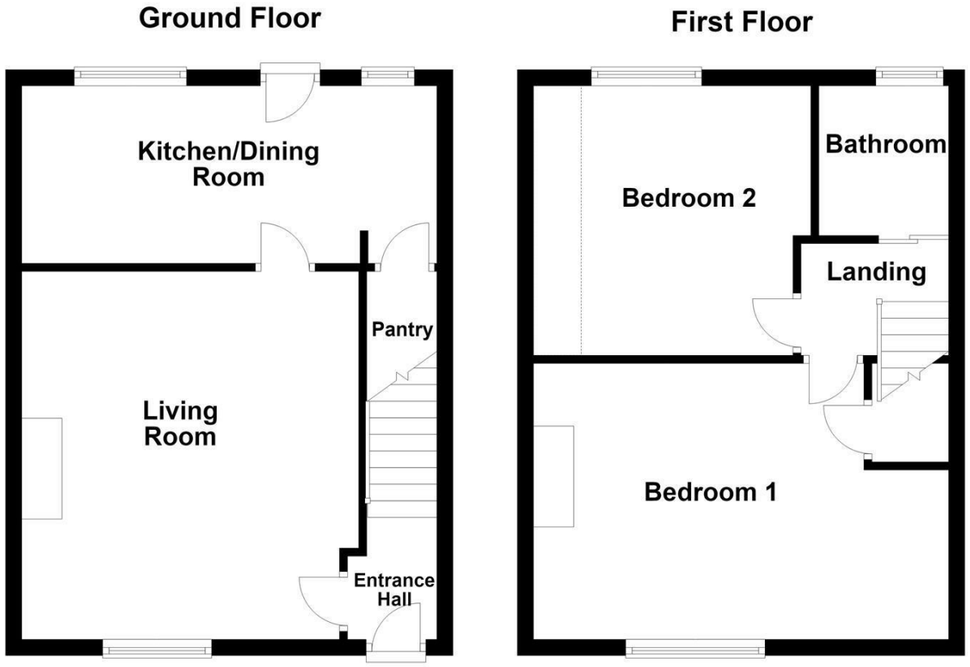
WAKEFIELD 01924 291 294 | OSSETT 01924 266 555 | HORBURY 01924 260 022
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27 Industrial Street, Horbury, Wakefield, WF4 5EG

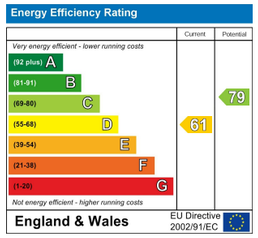
For Sale Freehold £165,000

A superb opportunity to purchase this spacious two bedroom mid terrace home, offering well proportioned accommodation throughout together with a pleasant enclosed rear garden.

The accommodation briefly comprises an entrance hall with staircase to the first floor and access into the spacious living room, which in turn leads through to the kitchen diner at the rear. The kitchen diner benefits from a built-in pantry cupboard and access onto the rear garden. To the first floor are two double bedrooms and a modern three piece house bathroom, with bedroom two benefitting from a range of fitted wardrobes. Loft access is also provided from the landing. Externally, to the front is a low maintenance paved buffer garden with on street parking available nearby. To the rear is a paved patio area with a large timber shed, beyond which is a further enclosed garden with lawn, planted borders and an additional paved seating area.

The property is well placed for a range of local amenities and schools within Horbury, with regular bus services providing connections towards Wakefield city centre. The M1 motorway network is also within easy reach for those travelling further afield.

Only a full internal inspection will truly reveal everything this attractive home has to offer. An early viewing is highly recommended.



IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements to enable them to obtain exact details for the purpose of fitted carpets. Please note that none of the appliances mentioned in our brochures i.e. gas boilers, heaters, cookers, refrigerators etc. have been checked or tested and cannot be guaranteed to be in working order. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller.

MORTGAGES
Did you know that we have our own specialist mortgage consultants who can provide you with free independent advice and information regarding your house purchase and everything it entails, from budget planning to finding the best mortgage available to you*

Wakefield office 01924 291294,
Pontefract & Castleford office 01977 798844
Ossett & Horbury offices 01924 266555
and Normanton office 01924 899870.
Please ring us to arrange a mortgage advice appointment.

*your home may be repossessed if you do not keep up repayments on your mortgage

FREE MARKET APPRAISAL
If you are thinking of making a move then take advantage of our FREE market appraisals, with the knowledge that we have been selling houses for the people of the WF postcodes for over 50 years.

PROPERTY ALERTS
Make sure you keep up to date with all new properties in your price range in the particular area you have in mind by registering your details with us.

CONVEYANCING
Richard Kendall Estate Agent is proud to have their own panel of solicitors offering a comprehensive service to our clients requiring Conveyancing services. This service enables Richard Kendall Estate Agent to work hand in hand with our solicitors and our mortgage brokers to ensure the legal process of buying or selling your homes is as seamless as possible.



ACCOMMODATION

ENTRANCE HALL
UPVC double glazed front entrance door with frosted side light leading into the entrance hall. Laminate flooring and staircase with handrail providing access to the first floor landing. Timber door providing access into the living room.

LIVING ROOM
14'11" x 13'9" (4.57 x 4.20)
Laminate flooring, central heating radiator and coving to the ceiling. UPVC double glazed window overlooking the front aspect. Timber door providing access into the kitchen diner.



KITCHEN DINER
16'10" x 7'2" (5.15m x 2.20m)
Fitted with a range of wall and base units with laminate work surfaces over and tiled splashbacks. One and a half bowl sink and drainer with swan neck mixer tap. Space for a freestanding oven and grill, space for a small undercounter fridge, space for a small undercounter freezer and space and plumbing for a washing machine. Wall mounted combination condensing boiler. Two UPVC double glazed windows overlooking the rear aspect and timber rear entrance door with single glazed side light above. Part tiled walls, coving to the ceiling and timber door providing access into a built-in pantry cupboard.



FIRST FLOOR LANDING
Coving to the ceiling and loft access. Three doors provide access to two bedrooms and the house bathroom, with the bathroom accessed via a sliding door.

BEDROOM ONE
16'10" x 11'4" (5.15m x 3.46m)
UPVC double glazed window overlooking the front elevation, central heating radiator and coving to the ceiling.



BEDROOM TWO
10'11" x 9'1" (3.35 x 2.79)
UPVC double glazed window overlooking the rear elevation, central heating radiator and coving to the ceiling. Range of fitted wardrobes to one wall.



HOUSE BATHROOM
6'4" x 5'3" (1.94m x 1.62m)
Fitted with a three piece suite comprising panelled bath with twin chrome taps, separate mixer shower over and glazed shower screen, low flush W.C. and pedestal wash basin with twin taps. Part tiled walls, tiled flooring, chrome ladder style heated towel radiator, coving to the ceiling and frosted UPVC double glazed window overlooking the rear elevation.



OUTSIDE
On street parking is available on a first come, first served basis. A cast iron gate provides access into a low maintenance paved front buffer garden, enclosed by solid brick walls and cast iron railings. To the rear is a paved patio area with a large timber shed with double doors. A timber gate provides access into the further garden, where there is a pleasant lawn with planted borders to either side. A paved pathway continues to a second paved patio area at the rear of the garden. The garden is enclosed by a combination of walling and timber fencing.





COUNCIL TAX BAND
The council tax band for this property is A.

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
To view please contact our Ossett office and they will be pleased to arrange a suitable appointment.

EPC RATING
To view the full Energy Performance Certificate please call into one of our local offices.