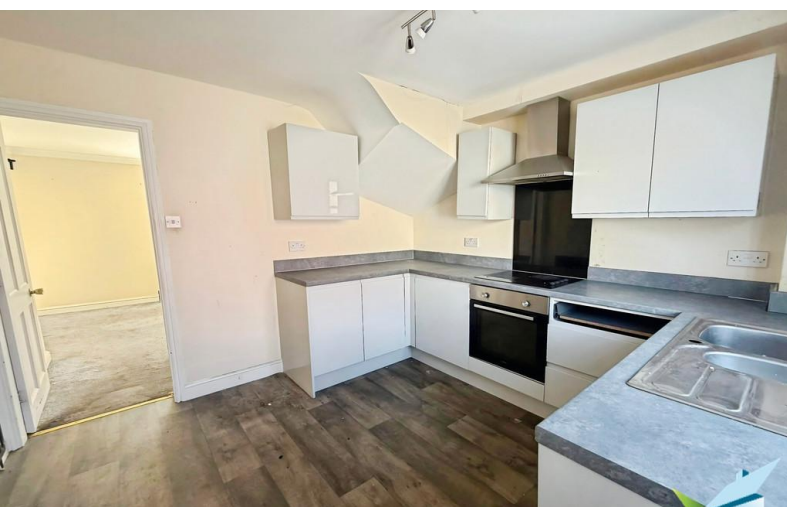


SOLD STC



Prospect Street, Horbury

3 Bedrooms, 1 Bathroom, End Terraced House

Asking Price Of £179,995



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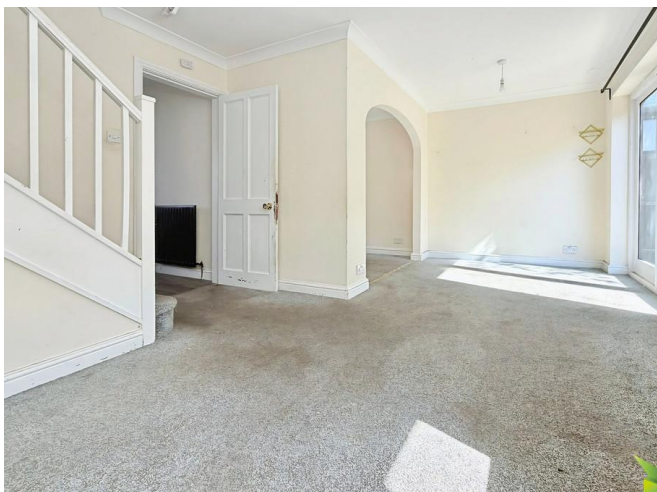
3 Bedrooms, 1 Bathroom

Asking Price Of £179,995

Martin & Co - Wakefield are pleased to offer to the sales market a three double bed roomed end town house situated with the much sought after area of Horbury within close proximity to local shops, schools and transport facilities including easy access to the M1 motorway providing a link to Leeds and surrounds. The property would appeal to a wide range of incoming buyers including First/Second time buyer/Investor/Down sizer. Early viewing highly recommended to avoid disappointment.

- END TOWN HOUSE
- THREE DOUBLE BEDROOMS
- 2 RECEPTION AREAS
- MODERN FITTED KITCHEN WITH ELECTRIC HOB AND BUILT UNDER OVEN

KITCHEN 10' 0" x 10' 6" (3.05m x 3.2m) Front entrance door leading into the kitchen. Having a range of modern fitted white high gloss wall, base units and drawers with contrasting work surface with matching upstands and inset one and a half bowl sink unit and mixer tap. Four ring electric hob and electric built under oven and splash back with stainless steel extractor over, provision for a tall style fridge freezer, central heating radiator, sealed unit double glazed window, space and plumbing for a washing machine, wood effect vinyl flooring, door through to the lounge. Positioned to the front.



LOUNGE 12' 3" x 18' 8" (3.73m x 5.69m) Having patio doors opening to the rear, sealed unit double glazed window, central heating radiator, under stairs storage cupboard off, open turned stairs leading up to the first floor landing, archway leading through to the dining area. Positioned to the rear.

DINING AREA 15' 0" x 7' 10" (4.57m x 2.39m) Central heating radiator, sealed unit double glazed window, wall light point. Positioned to the front.

FIRST FLOOR LANDING Leading to all three double bedrooms and combined bathroom/WC. Storage cupboard off housing the gas central heating boiler.



BEDROOM ONE 11' 9" x 7' 10" (3.58m x 2.39m) Two sealed unit double glazed windows, central heating radiator. Positioned to the front.

BEDROOM TWO 11' 0" x 7' 10" (3.35m x 2.39m) Sealed unit double glazed window, central heating radiator. Positioned to the rear.

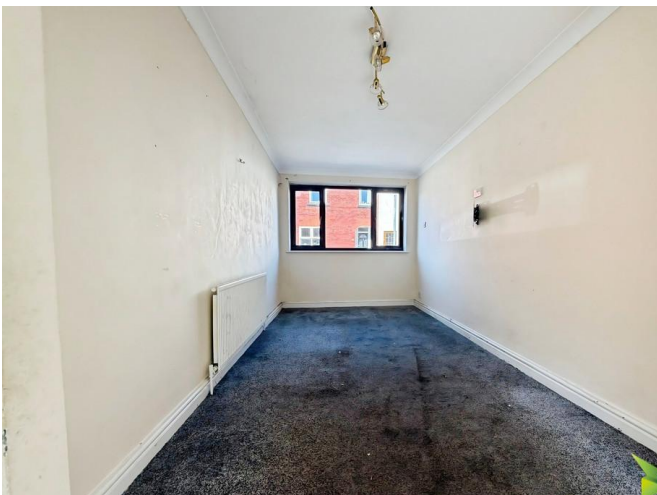
BEDROOM THREE 9' 3" x 10' 7" (2.82m x 3.23m) Sealed unit double glazed window, central heating radiator. Positioned to the rear.

BATHROOM/WC 4' 5" x 10' 7" (1.35m x 3.23m) Combined three piece white suite comprising of a rectangular panelled bath with shower from the mixer taps and side screen, vanity sink with low level storage, low flush WC, chrome ladder style towel radiator, sealed unit double glazed obscure window. Positioned to the front.

OUTSIDE Off street parking provision for two vehicles to the front of the property whilst to the rear is a fully

enclosed mainly paved garden accessed via a pathway to the side of the property.

ADDITIONAL INFORMATION These particulars, whilst believed to be accurate, are set out as a general outline of the property only for guidance and do not constitute any part of an offer or contract. Intending Purchasers should not rely on them as statements of fact or representations of fact but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this Firm's employment has the authority to make or give any representation or warranty in respect of the property. We are required by law to conduct anti-money laundering checks on all those selling or buying a property as prescribed by the Money Laundering Regulations 2017. We retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the checks are carried out by Martin & Co - Wakefield once an instruction to sell a property has been received or had an offer accepted on a property you wish to buy. The cost of these checks is £45.00



(plus VAT) per person, which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid via bank transfer by you in advance of us publishing your property (in the case of a vendor) or issuing a memorandum of sale (in the case of a buyer), directly to Martin & Co - Wakefield, and is non-refundable.



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Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor for part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.