Richard Kendall Estate Agent

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1 Forge Mews, Horbury, Wakefield, WF4 5FG

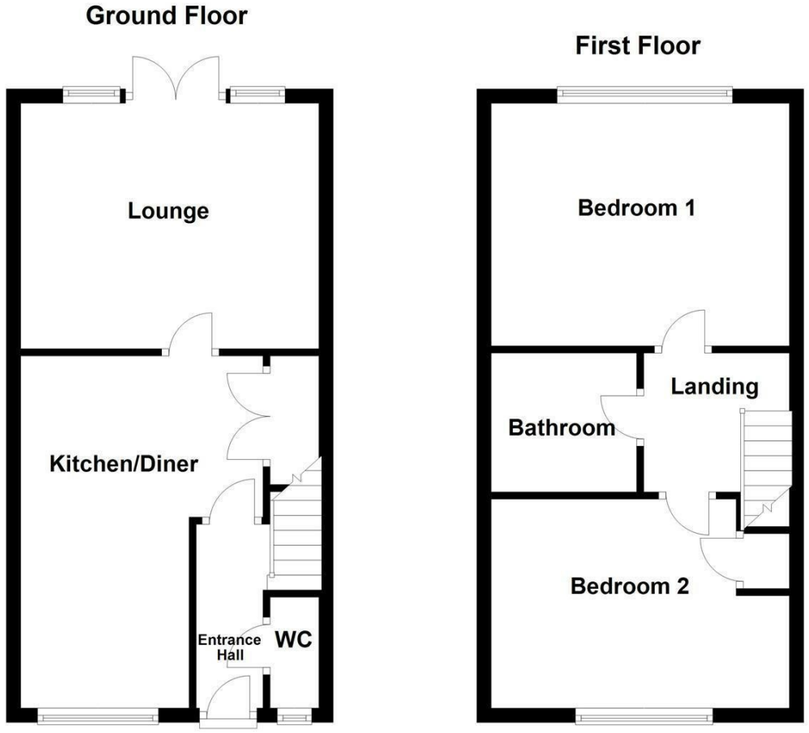
For Sale Freehold £235,000

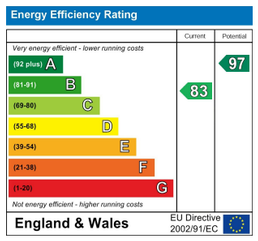
Enjoying a tucked away position on this select development of only four properties is this superbly appointed and modern two double bedroom semi detached house benefitting from UPVC double glazing and gas central heating.

The property fully comprises of entrance hall, downstairs w.c., contemporary kitchen/diner with utility area and living room. Stairs to the first floor lead to two double bedrooms and stunning house bathroom/w.c. Outside, lawned garden to the front and driveway to the side providing off street parking. To the rear is a lawned garden incorporating flagged patio area and further small lawned area. In addition, there is also off street parking for visitors close by.

Situated in a popular part of Horbury the property is well placed to local amenities including shops and schools with local bus routes nearby and having good access to the motorway network.

Offered for sale with no upper chain, a superb home for the working couple or small family looking to gain access onto the property market and an early viewing comes 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.

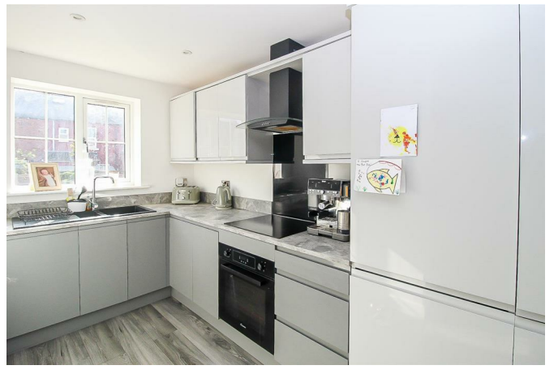


ACCOMMODATION

ENTRANCE HALL
Composite entrance door, laminate flooring, radiator, stairs to the first floor landing, recess LED spotlights and doors to the downstairs w.c. and contemporary kitchen/diner.

W.C.
Low flush w.c., wash basin with vanity cupboard, radiator, laminate flooring and UPVC double glazed frosted window to the front.

KITCHEN/DINER
9'10" (max) x 6'5" (min) x 16'2" (3.02m (max) x 1.96 (min) x 4.95m)
Contemporary grey gloss wall and base units with matching work surface over incorporating 1 1/2 sink and drainer, integrated oven and grill, four ring induction hob with filter hood above. Integrated fridge and freezer, integrated dishwasher, recess LED spotlights, radiator and laminate flooring. Double doors to utility area and door to the living room.



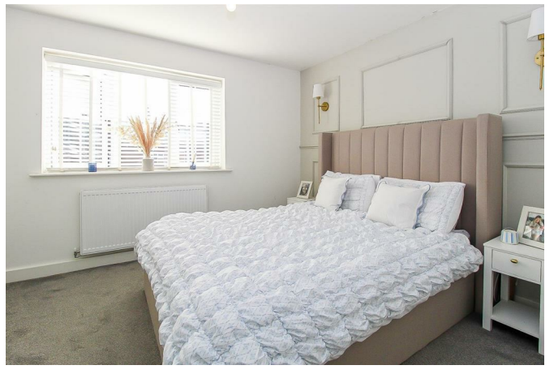
UTILITY
Work surface over, plumbing for a washing machine, space for a dryer and the boiler is housed here too.

LIVING ROOM
11'10" x 13'4" (3.61m x 4.07m)
Radiator, UPVC double glazed French doors to the rear with windows either side.



FIRST FLOOR LANDING
Loft access, doors to two bedrooms and the bathroom.

BEDROOM ONE
9'9" x 11'3" (min) x 13'3" (max) (2.98m x 3.43m (min) x 4.05m (max))
UPVC double glazed window to the rear and radiator.



BEDROOM TWO
10'4" x 9'10" (min) x 13'3" (max) (3.16m x 3.02m (min) x 4.05m (max))
UPVC double glazed window to the front, radiator and door to airing cupboard.



BATHROOM/W.C.
6'2" x 6'10" (1.90m x 2.09m)
Low flush w.c., wash basin with vanity drawer, P-shaped panelled bath with mixer shower over and separate attachment. Fully tiled walls and floor. Heated chrome towel radiator.



OUTSIDE
To the front is a lawned garden and driveway providing off street parking. In addition there is also visitors parking close by. There is also a flagged path to the side and small lawned garden area with gated access. Attractive lawned garden to the rear incorporating flagged patio area.



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

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 Horbury 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.