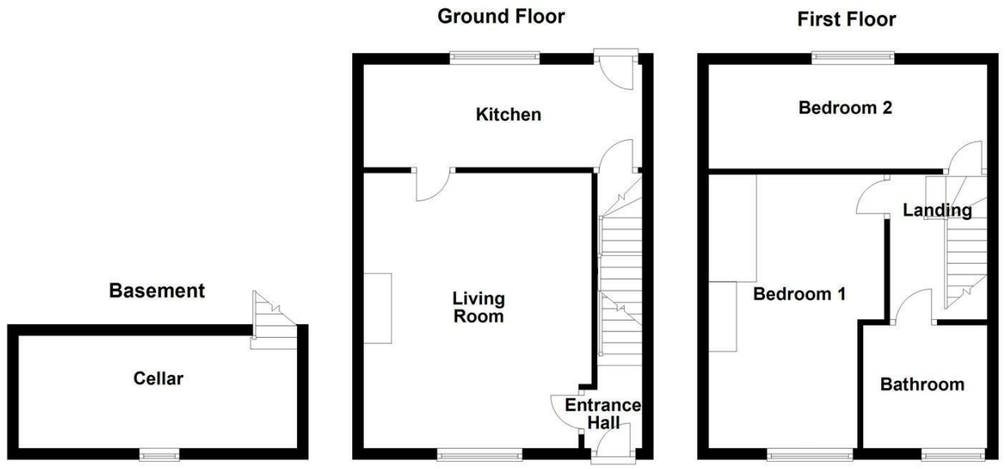
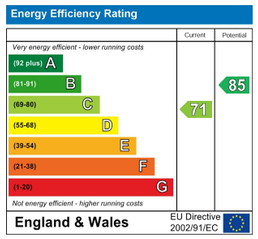


IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements 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.

Richard Kendall Estate Agent

WAKEFIELD 01924 291 294 | OSSETT 01924 266 555 | HORBURY 01924 260 022
NORMANTON 01924 899 870 | PONTEFRACT & CASTLEFORD 01977 798 844

25 King Street, Horbury, Wakefield, WF4 5PH

For Sale Freehold £189,995

A fantastic opportunity to purchase this two bedroom end terraced home, offering well proportioned accommodation and a beautifully landscaped south facing rear garden designed for outdoor entertaining.

The ground floor accommodation comprises an entrance hall leading into a stunning living room featuring a cast iron burner set within the chimney breast. There is also a modern fitted kitchen with breakfast bar and access to the cellar. The vaulted cellar on the lower ground floor provides useful additional storage space. To the first floor, the landing provides access to two good sized bedrooms and a contemporary three piece house bathroom. Externally, the enclosed south facing rear garden has been thoughtfully landscaped and incorporates two patio seating areas and a pergola with solid roof, creating an excellent space for outdoor dining and entertaining.

Situated in the sought after area of Horbury Bridge, the property is conveniently located for local amenities and well regarded schools. Regular bus routes provide connections to Wakefield city centre, Huddersfield and Dewsbury, while the M1 motorway is only a short distance away for those commuting further afield.

An excellent home offering style, character and practicality, ideal for the first time buyer, couple or family. An early viewing is highly recommended.

ACCOMMODATION

ENTRANCE HALL
UPVC double glazed front entrance door leads into the entrance hall, which has a UPVC double glazed sunlight above the door, feature archway and staircase with leading to the first floor landing. A solid wooden door provides access into the living room.

LIVING ROOM
12'7" (min) x 13'3" (max) x 16'2" (3.85m (min) x 4.06m (max) x 4.94m)
UPVC double glazed window overlooking the front elevation, multi fuel cast iron burner set within a Yorkshire stone hearth with decorative brick interior and solid wooden mantle above. Coving to the ceiling, central heating radiator and solid wooden door with glazed panels leading through to the kitchen.

KITCHEN
5'7" x 15'10" (1.72m x 4.85m)
Fitted with a range of wall and base units with laminate work surfaces and tiled splashbacks. Stainless steel sink and drainer with mixer tap, integrated oven and grill with four ring electric hobs and cooker hood over. Plumbing and drainage for a washing machine and dishwasher with space beneath the counter, together with space for a freestanding fridge freezer. UPVC double glazed window overlooking the landscaped rear garden and UPVC double glazed door with sunlight above leading outside. Fully tiled floor, breakfast bar and central heating radiator. Door providing access down to the cellar.

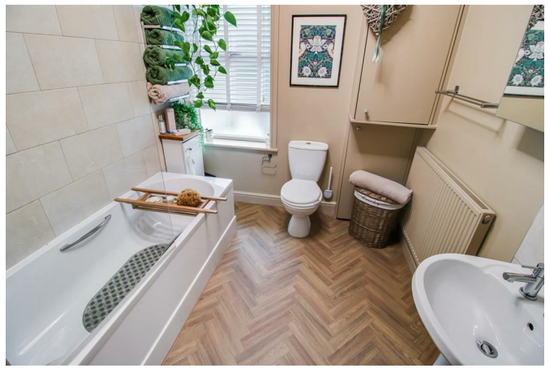
CELLAR
6'7" x 16'1" (2.02m x 4.92m)
Vaulted cellar with UPVC double glazed window to the front elevation and light and power installed.

FIRST FLOOR LANDING
Provides loft access and doors leading to two bedrooms and the house bathroom.

BEDROOM ONE
16'2" x 8'8" (min) x 10'5" (max) (4.94m x 2.65m (min) x 3.18m (max))
UPVC double glazed window overlooking the front elevation, central heating radiator and a range of fitted wardrobes with sensor lighting.

BEDROOM TWO
6'0" x 16'4" (1.85m x 4.99m)
UPVC double glazed window overlooking the rear elevation and central heating radiator.

BATHROOM/W.C.
7'4" x 7'3" (2.25m x 2.22m)
Fitted with a three piece suite comprising panel bath with taps and glazed shower screen with electric shower over, pedestal wash basin with tiled splashback and low flush WC. Part tiled walls, UPVC double glazed frosted window to the front elevation and cupboard housing the gas fired condensing boiler.



OUTSIDE
Externally to the front there is on street parking. To the rear the property benefits from a south facing landscaped garden with an elevated timber decked patio ideal for entertaining and dining with steps lead down to an artificial lawn area with an Indian stone pathway continuing to a further Indian stone patio at the rear. There is also a curved timber pergola with decked seating and timber walls making the space partially enclosed. The garden is fully enclosed by timber fencing with a rear gate leading to the street behind.

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.