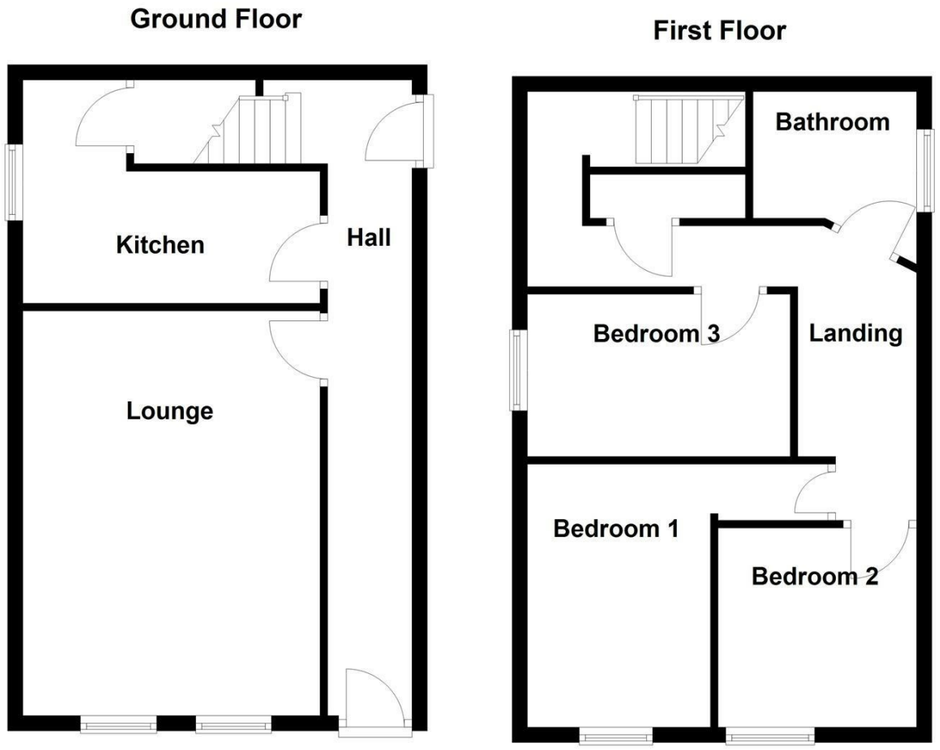
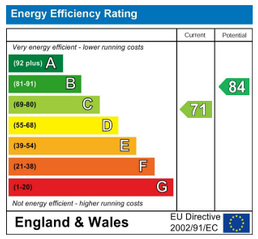


IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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

105 Cluntergate, Horbury, Wakefield, WF4 5DJ

For Sale Freehold £200,000

Situated within walking distance of Horbury town centre is this three bedroom mid terraced property, offering well proportioned accommodation and an excellent opportunity for a range of buyers.

The accommodation briefly comprises an entrance hall, a spacious living room and a fitted kitchen with access to a useful storage cellar. To the first floor, the landing provides access to three bedrooms and a family bathroom. The property benefits from double glazing and gas central heating throughout.

Ideally located for a wide range of local amenities including shops, schools and transport links, the property is well suited to first time buyers or investors alike.

An early viewing is highly recommended.

ACCOMMODATION

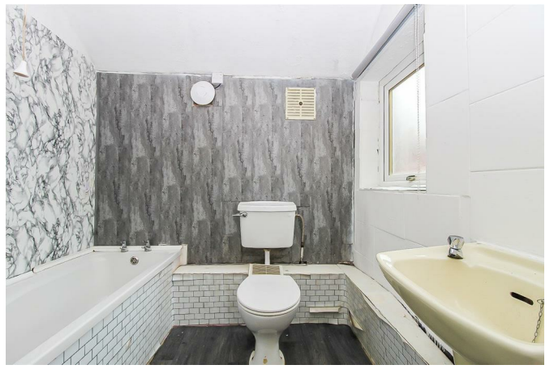
ENTRANCE HALL
UPVC entrance door leading into the main hallway, with central heating radiator and access to the lounge, kitchen and staircase to the first floor landing. A further UPVC door provides side access.

LOUNGE
17'5" x 12'9" (5.31m x 3.89m)
UPVC double glazed windows to the front elevation, central heating radiator and feature fireplace with wooden surround.

KITCHEN
12'9" x 9'3" (3.90m x 2.83m)
Frosted UPVC double glazed window to the side elevation, fitted with a range of wall and base units for storage, gas hob and oven, space for a fridge freezer and plumbing for a washing machine. Door leading down to the storage cellar and central heating radiator.

FIRST FLOOR LANDING
Provides access to three bedrooms and the family bathroom, with a built in storage cupboard.

BATHROOM/W.C.
8'3" x 7'0" (2.53m x 2.14m)
Frosted double glazed window to the side elevation, fitted with a three piece suite comprising bath with electric shower over, wash hand basin and WC, along with a central heating radiator.



BEDROOM ONE
11'3" x 7'10" (3.45m x 2.40m)
Double glazed window to the front elevation and central heating radiator.

BEDROOM TWO
8'6" x 8'6" (2.61m x 2.60m)
Double glazed window to the front elevation and central heating radiator.

BEDROOM THREE
8'0" x 6'11" (2.45m x 2.13m)
Double glazed window to the side elevation and central heating radiator.

OUTSIDE
Shared access leads to the rear yard.

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.