

# property details **approval form**

30 Peel Street, Horbury, Wakefield, West Yorkshire, WF4 5AT

**Date:** 06 March 2026

**Property Ref and Version:** WAK127796 - 0005

# selling your home with us!



## >> **let's get your property sold!**

After visiting your property we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.

What is covered in this marketing approval form:

- |                      |                     |
|----------------------|---------------------|
| 1. Price             | 5. Room Description |
| 2. Key Features      | 6. Directions       |
| 3. Short Description | 7. Property Images  |
| 4. Long Description  | 8. Floor Plan       |

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

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## >> **price**

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offers in the region of £240,000

Tenure: Freehold

## >> **key features**

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- > Two-bedroom detached home
- > Unique
- > In need of upgrade
- > No upper chain
- > Garage
- > EPC Rating: E

## >> **short description**

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A one of a kind two-bedroom detached home in need of upgrade and refurb in the heart of Horbury.

## >> **long description**

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A two-bedroom detached home in the heart of Horbury.

In need of cosmetic upgrade excellent room proportions comprising of

Entrance vestibule , Two reception rooms and kitchen.

To the first floor there are two bedrooms and a bathroom.

Externally the property has well stocked gardens and off-road parking as well as a good size garage.

## >> **directions**

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>> **Agent Note**

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## >> **room description**

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### **Kitchen**

12' 1" max x 9' 1" max ( 3.68m max x 2.77m max )

### **Dining Room**

6' 1" max x 8' 1" max ( 1.85m max x 2.46m max )

### **Living Room**

15' 1" max x 14' max ( 4.60m max x 4.27m max )

### **Bedroom One**

14' 1" max x 13' 1" max ( 4.29m max x 3.99m max )

### **Bedroom Two**

9' 1" max x 8' 1" max ( 2.77m max x 2.46m max )

### **Garage**

20' max x 9' max ( 6.10m max x 2.74m max )

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## >> **property images**



**Your William H Brown office:** 2 Wood Street, WAKEFIELD, West Yorkshire, WF1 2ED  
T 01924 381381 E Wakefield@williamhbrown.co.uk

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## >> **property images**



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**>> property images**

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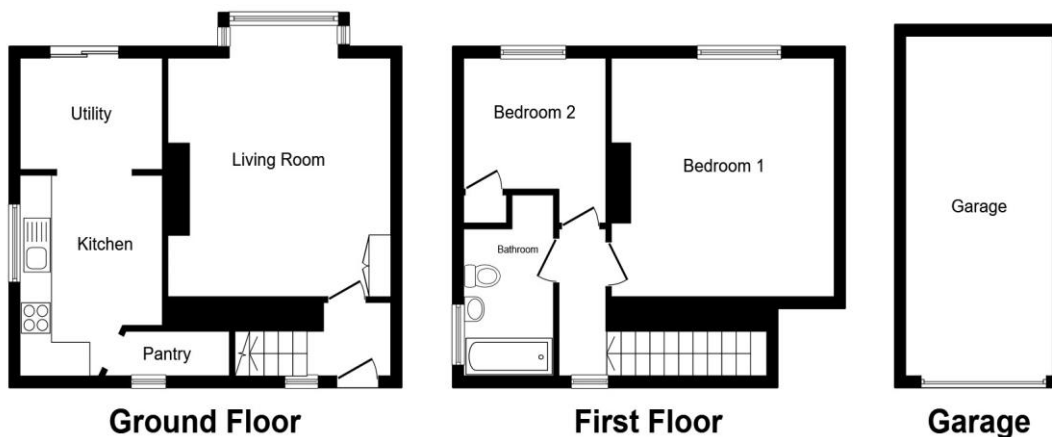
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## >> floor plan

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Total floor area 96.8 m<sup>2</sup> (1,041 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



## >> approval

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**Signature**

**Date**

	<b>Signature</b>	<b>Date</b>
<b>Dominique Hammond</b>		
<b>Mrs K.R. Martin</b>		

**Your William H Brown office:** 2 Wood Street, WAKEFIELD, West Yorkshire, WF1 2ED

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