



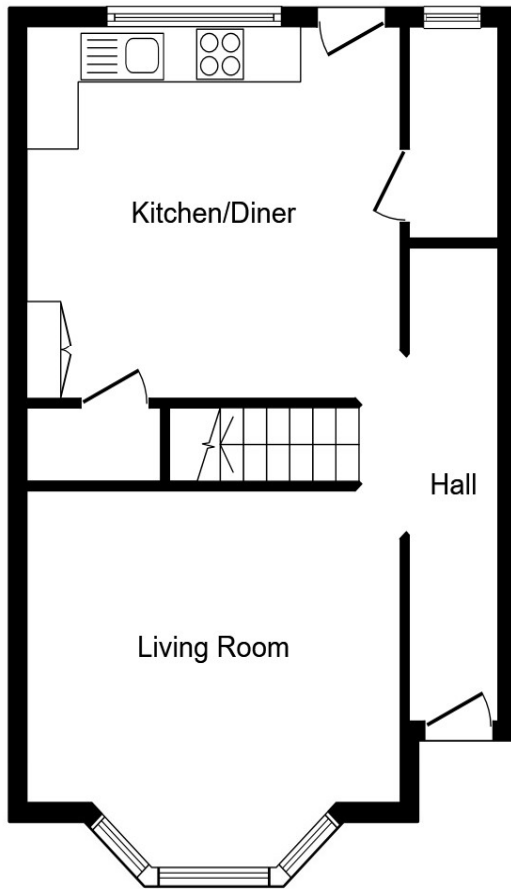
Quarry Hill, Horbury Wakefield WF4 5NF

welcome to

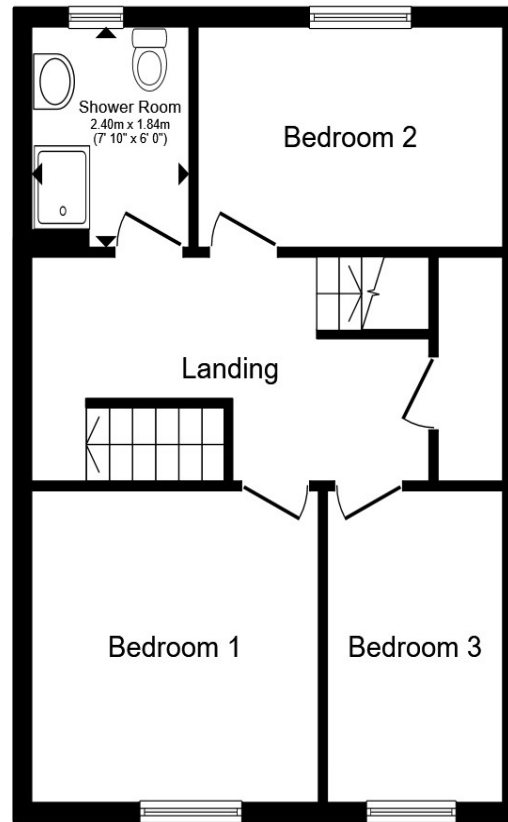
Quarry Hill, Horbury Wakefield

Guide Price £190,000-£200,000. This three-bedroom Terrace is located in Horbury close to all amenities Horbury has to offer attractively priced to sell.





Ground Floor



First Floor

Entrance Hallway

17' 9" max x 9' 8" max (5.41m max x 2.95m max)

Kitchen

13' 8" max x 13' 9" max (4.17m max x 4.19m max)

Utility Space

8' 9" max x 6' 4" max (2.67m max x 1.93m max)

Living Room

15' max x 15' max (4.57m max x 4.57m max)

Bedroom One

13' 8" max x 11' 9" max (4.17m max x 3.58m max)

Bedroom Two

12' 11" max x 9' 2" max (3.94m max x 2.79m max)

Bedroom Three

13' 6" max x 7' 2" max (4.11m max x 2.18m max)

Attic Space

15' 9" max x 9' 4" max (4.80m max x 2.84m max)

Total floor area 93.4 m² (1,006 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



welcome to

Quarry Hill, Horbury Wakefield

- Three-bedroom period terrace
- UPVC AND GCH
- Dining kitchen
- Off road parking
- Entrance hallway

Tenure: Freehold EPC Rating: D
Council Tax Band: B

guide price

£190,000



Please note the marker reflects the
postcode not the actual property

view this property online williambrown.co.uk/Property/WAK127770



Property Ref:
WAK127770 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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