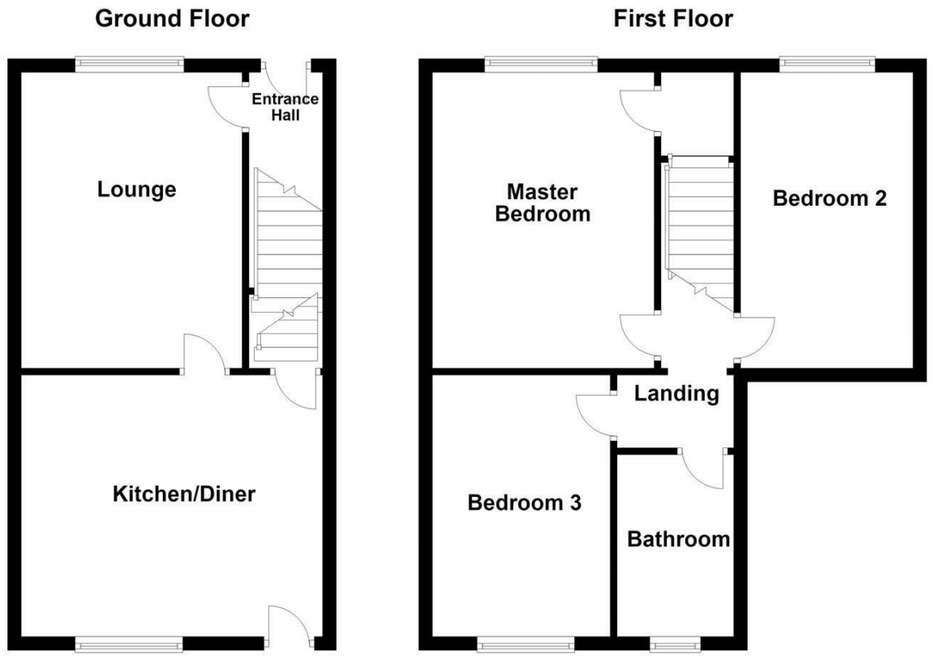
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OSSETT 01924 266 555
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NORMANTON 01924 899 870
PONTEFRACT & CASTLEFORD 01977 798 844





25 Shepstye Road, Horbury, Wakefield, WF4 5BE

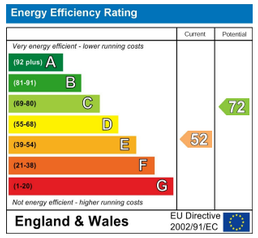
For Sale Freehold £220,000

An ideal opportunity for the professional couple or young family looking to gain access onto the property market with this well presented three bedroom mature mid terrace property, benefitting from UPVC double glazing and gas central heating.

The accommodation briefly comprises entrance hall, lounge, kitchen/diner, cellar, first floor landing, three well proportioned bedrooms and the house bathroom/w.c. Outside, there are gardens to the front and rear.

Enjoying a tucked away backwater location on Horbury yet close to a range of amenities including local shops, schools, bus routes and good access to the motorway network.

The property offers great potential and an early viewing is recommended to avoid disappointment.



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
UPVC double glazed front entrance door leading into the entrance hall. Central heating radiator, staircase to the first floor landing and door into the lounge.

LOUNGE
14'3" x 10'9" (4.35 x 3.30)
UPVC double glazed window to the front, coving to the ceiling, central heating radiator and a fireplace with space for an electric fire. Door to the kitchen/diner.

KITCHEN/DINER
13'9" x 12'1" (4.21 x 3.69)
Comprising a range of wall and base units with laminate work surface over incorporating stainless steel sink and drainer. Four ring gas hob with cooker hood above, integrated oven and grill, plumbing for a washing machine, space for a fridge/freezer, central heating radiator, wall mounted boiler, UPVC double glazed window to the rear and UPVC double glazed rear entrance door. Door with steps leading down to the cellar.

FIRST FLOOR LANDING
Doors to three bedrooms and the house bathroom/w.c.

BEDROOM ONE
14'4" x 10'9" (4.37 x 3.29)
UPVC double glazed window to the front, central heating radiator and built-in wardrobe/cupboard over the stairs.

BEDROOM TWO
14'3" x 8'4" (4.35 x 2.56)
UPVC double glazed window to the front and central heating radiator.

BEDROOM THREE
12'0" x 7'10" (3.66 x 2.39)
UPVC double glazed window to the rear and central heating radiator.

HOUSE BATHROOM/W.C.
8'9" x 5'8" (2.67 x 1.74)
Three piece suite comprising panelled bath with mixer shower over, pedestal wash basin and low flush w.c. Part tiled walls, airing cupboard and UPVC double glazed frosted window to the rear.

OUTSIDE
There is a low maintenance garden to the front and lawned garden to the rear with patio terrace.

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 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.