



£150,000

TENURE : FREEHOLD

Cross Normanton Street, Horbury, WF4

Bedrooms : 2

Bathrooms : 1

Reception Rooms : 1

Two bedrooms

including a generous master bedroom

Spacious lounge with cast iron gas fire and granite hearth

Modern breakfast kitchen with integrated oven

grill

and four-ring gas hob

Movenowproperties.com LTD
10 Rishworth street, Wakefield, WF1 3BY
info@movenowproperties.com |

01924 249349

**MoveNow
Properties**

Website: <https://movenowproperties.com>

Movenowproperties are delighted to offer this beautifully presented two-bedroom home, ideal for first-time buyers or professional couples. Featuring a spacious lounge, modern breakfast kitchen, utility/rear porch, and a low-maintenance rear garden, this property provides a fantastic opportunity to gain access onto the property market. The property is well placed for local amenities including shops, schools, and local bus routes. Access to the M1 motorway is approximately a ten-minute drive away, ideal for commuters. Early viewing is highly recommended.

Living Room

Measurements: 12'1" x 12'11" (3.70m x 3.94m)

A beautifully presented living room accessed via a UPVC double-glazed front door. The room features a cast iron gas fire set on a granite hearth with a wooden surround, coving to the ceiling, radiator, and a front-facing UPVC double-glazed window. A door leads through to the breakfast kitchen.

Breakfast Kitchen

Measurements: 12'1" x 9'11" (3.70m x 3.04m)

- A modern kitchen fitted with a range of wall and base units, laminate work surfaces, and a circular stainless steel sink with drainer. Includes integrated oven and grill, four-ring gas hob with filter hood, space for a tall fridge/freezer, wood-effect flooring, radiator, coving to the ceiling, and a rear-facing UPVC double-glazed window. A staircase leads to the first-floor landing, and a high opening provides access to the utility room/rear porch allowing lots of natural light.

A modern kitchen fitted with a range of wall and base units, laminate work surfaces, and a circular stainless steel sink with drainer. Includes integrated oven and grill, four-ring gas hob with filter hood, space for a tall fridge/freezer, wood-effect flooring, radiator, coving to the ceiling, and a rear-facing UPVC double-glazed window. A staircase leads to the first-floor landing, and a high opening provides access to the utility room/rear porch allowing lots of natural light.

Utility Room / Rear Porch

Measurements 8'8" x 6'2" (2.65m x 1.88m)

Fitted units with laminate work surfaces and stainless steel sink. Plumbing for a washing machine, radiator, and UPVC double-glazed windows and door giving access to the low-maintenance paved rear garden.

First Floor Landing

Carpeted stairs with radiator, loft access, and doors leading to two bedrooms and the house bathroom.

Master Bedroom

Measurements 12'10" x 10'8" (3.93m x 3.27m)

- Generous double bedroom with front-facing UPVC double-glazed window, radiator, coving to the ceiling, built-in storage cupboard, and an additional cupboard housing the boiler.

Generous double bedroom with front-facing UPVC double-glazed window, radiator, coving to the ceiling, built-in storage cupboard, and an additional cupboard housing the boiler.

Bedroom Two

Measurements 9'11" x 4'4" (3.04m x 1.34m) max

Rear-facing bedroom with UPVC double-glazed window, radiator, coving to the ceiling, and picture rail.

House Bathroom / W.C.

Measurements 7'1" x 7'1" (2.18m x 2.16m) max

- Three-piece modern white suite comprising pedestal wash basin, low-flush W.C., and bath with mixer shower over. Part tiled walls, coving to the ceiling, radiator, and rear-facing frosted UPVC double-glazed window.

Movenowproperties.com LTD

10 Rishworth street, Wakefield, WF1 3BY

info@movenowproperties.com |

[01924 249349](tel:01924 249349)



Website: <https://movenowproperties.com>

Three-piece modern white suite comprising pedestal wash basin, low-flush W.C., and bath with mixer shower over. Part tiled walls, coving to the ceiling, radiator, and rear-facing frosted UPVC double-glazed window.

Outside

Low-maintenance flagged garden to the rear of the property.

Location

The property is well placed for local amenities including shops, schools, and local bus routes. Access to the M1 motorway is approximately a ten-minute drive away, making it ideal for commuters wishing to travel further afield.

EPC Rating: C70

Please contact us for the full EPC details.

Tenure: Freehold

Council Tax Band A

Property Type: Terrace

Construction type Brick built

Heating Type Gas central heating

Water Supply Mains water supply

Sewage Mains drainage

Gas Type Mains Gas

Electricity Supply Mains Electricity

All buyers are advised to visit the Ofcom website and open reach to gain information on broadband speed and mobile signal/coverage.

Parking type: On Street

Building safety N/A

Restrictions N/A

Rights and easements N/A

Flooding - LOW

All buyers are advised to visit the Government website to gain information on flood risk.

Planning permissions N/A

Accessibility features N/A

Coal mining area West Yorkshire is a mining area

All buyers are advised to check the Coal Authority website to gain more information on if this property is affected by coal mining.

We advise all clients to discuss the above points with a conveyancing solicitor.

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

For further information or to arrange a viewing please contact our offices directly.

Free valuations

Considering selling or letting your property?

For a free valuation on your property please do not hesitate to contact us.

Movenowproperties.com LTD

10 Rishworth street, Wakefield, WF1 3BY

info@movenowproperties.com |

01924 249349

Website: <https://movenowproperties.com>



Agents Note

- To be able to purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the transaction to fulfil their obligations under Anti Money Laundering regulations. We outsource this check to a third party and a charge will apply. Ask the branch for further details.

Vendor Q&A's

All of the answers provided above have been supplied directly by the seller of the property and are believed to be accurate. The estate agent accepts no responsibility for the accuracy of these responses. They are provided solely for the information of prospective buyers, who are advised to consult their solicitor to verify any details or queries

Q: Why is the owner selling?

A: TO MOVE CLOSER TO FAMILY

Q: How long have they lived there?

A 17 YEARS

Q: Is the seller in a chain?

A: NO

Q: What is included in the sale, fixtures, fittings, appliances?

A: GAS HOB AND OVERHEAD EXTRACTOR, ELECTRIC OVEN, CURTAIN POLES AND BLINDS

Q: Has the property been renovated or extended?

A: YES - UTILITY ROOM EXTENSION

Q: What type of boiler does it have, age and when was it last serviced?

A: GAS 5/6 YRS OLD ON A 10-YEAR WARRANTY SERVICED EVERY YEAR AND MOST RECENTLY 3/2/26

Q: Is the property double glazed and well-insulated?

A: YES

Q: Is there loft access?

A: YES

Q: What is the tenure, freehold, leasehold, or share of freehold?

A: FREEHOLD

Q: What direction does the garden face?

A: SOUTH-EAST

Q: Is the garden private or shared?

A: PRIVATE

Q: Are there any rights of way or easements?

A: NO

Q: What is the parking situation?

A: STREET

DISCLAIMER:

The details shown on this website are a general outline for the guidance of intending purchasers, and do not constitute, nor constitute part of, an offer or contract or sales particulars. All descriptions, dimensions, references to condition and other details are given in good faith and are believed to be correct but any intending purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection, searches, survey, enquiries or otherwise as to their correctness. We have not been able to test any of the building service installations and recommend that prospective purchasers arrange for a qualified person to check them before entering into any commitment. Further, any reference to, or use of any part of the properties is not a statement that any necessary planning, building regulations or other consent has been obtained. All photographs shown are indicative and cannot be guaranteed to represent the complete interior scheme or items included in the sale. No person in our employment has any authority to make or give any representation or warranty whatsoever in relation to this property.

Movenowproperties.com LTD

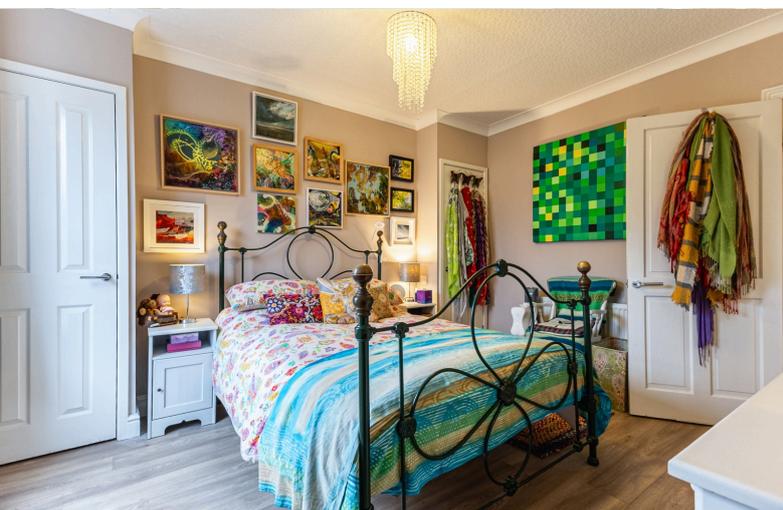
10 Rishworth Street, Wakefield, WF1 3BY

info@movenowproperties.com |

01924 249349



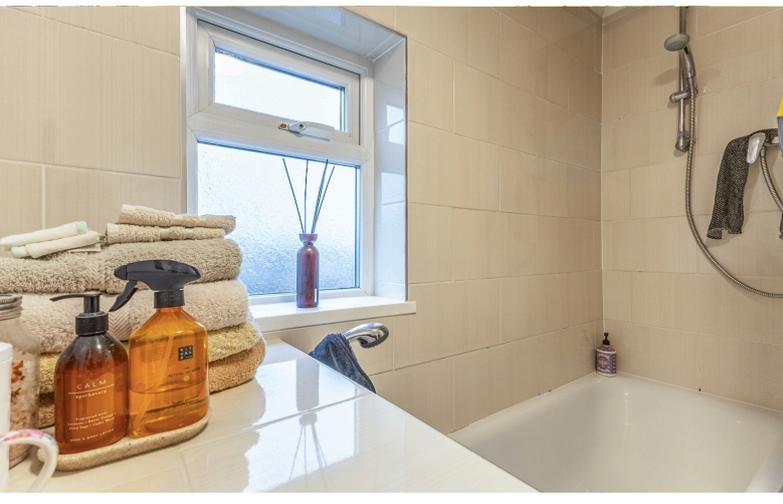
Website: <https://movenowproperties.com>

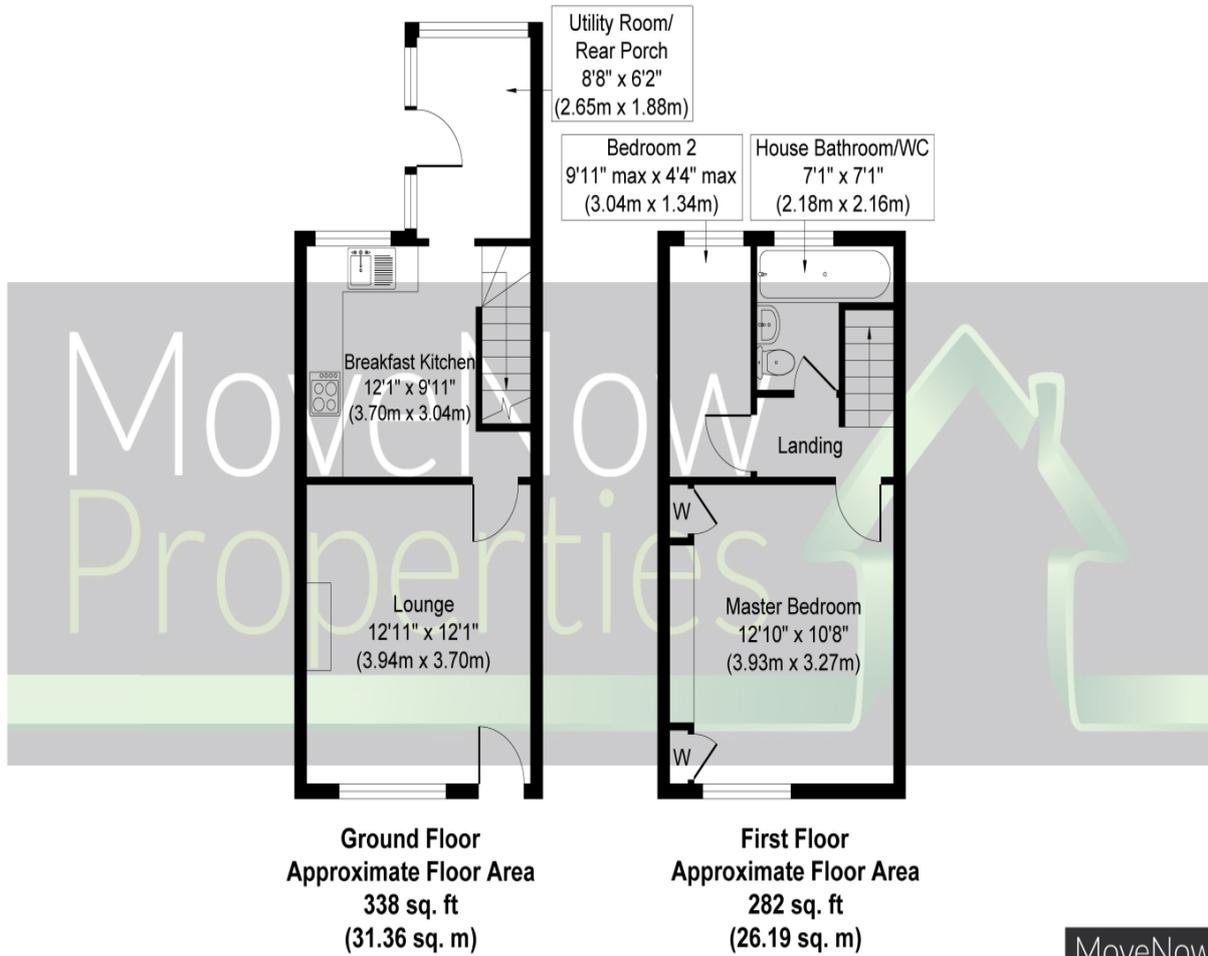


Movenowproperties.com LTD
10 Rishworth street, Wakefield, WF1 3BY
info@movenowproperties.com |

01924 249349

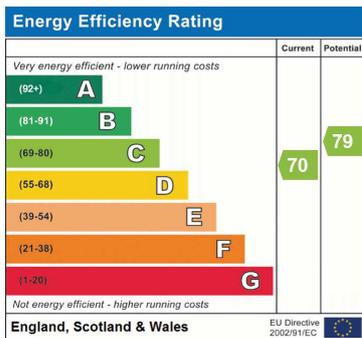






Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Copyright V360 Ltd 2026 | www.houseviz.com



Address: Cross Normanton Street, Horbury, WF4

