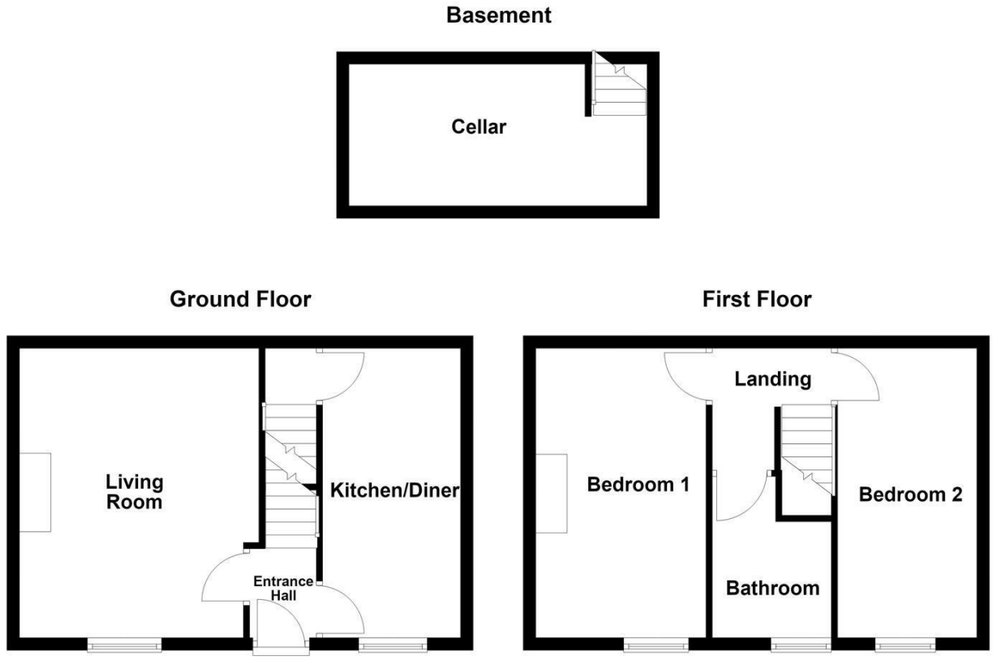
Richard Kendall Estate Agent

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NORMANTON 01924 899 870 | PONTEFRACT & CASTLEFORD 01977 798 844





9 Victoria Street, Horbury, Wakefield, WF4 6EH

For Sale Freehold £140,000

Situated within the highly sought after town of Horbury is this well presented two bedroom end terrace property, offering spacious and well proportioned accommodation throughout. Benefitting from two generous double bedrooms, a comfortable living room, fitted kitchen and useful cellar space, the property has also undergone significant external improvements, including a refurbished slate roof and a new fully meshed silicone render system. This attractive home is ideally suited to first time buyers, professional couples or small families seeking a property within easy reach of local amenities.

The accommodation briefly comprises a welcoming entrance hall with staircase rising to the first floor and access into the spacious living room, providing a comfortable setting for everyday relaxation. The fitted kitchen offers practical storage and preparation space, together with access to the cellar, providing useful additional storage. To the first floor, the landing leads to two well proportioned double bedrooms and a family bathroom, with further access to the loft.

The property has benefitted from substantial external refurbishment works, including the refurbishment of the slate roof, incorporating works to the roof timbers, underlay, battens and leadwork. In addition, a new fully meshed silicone render system has been installed, enhancing the property's external appearance while providing a durable and protective finish.

Situated within the popular town of Horbury, the property is conveniently positioned for an excellent range of local amenities, including independent shops, supermarkets, cafés, restaurants and well regarded schools, many of which can be found around Horbury High Street. A wider selection of shopping, leisure and recreational facilities is available in nearby Wakefield city centre. Regular bus services provide convenient connections to surrounding towns, while Wakefield's railway stations offer links to Leeds, Manchester and London. The M1 motorway is also within easy reach, making this an ideal location for those commuting further afield.

Offering an appealing combination of spacious accommodation and a highly convenient location, this attractive end terrace home presents an excellent opportunity for a range of buyers. An early internal viewing is highly recommended to fully appreciate all that this property has to offer.



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
Frosted and stained glass UPVC double glazed front entrance door leading into the entrance hall. Central heating radiator, coving to the ceiling and staircase providing access to the first floor landing. Doors provide access to the living room and kitchen diner.

LIVING ROOM
15'1" x 12'4" (4.62m x 3.78m)
UPVC double glazed window overlooking the front elevation. Coving to the ceiling and central heating radiator. Feature gas fireplace with marble hearth and surround and timber mantle.



KITCHEN DINER
15'1" x 7'2" (4.62m x 2.20m)
UPVC double glazed window overlooking the front elevation. Central heating radiator, coving and inset lighting to the ceiling. Access down to the cellar. Fitted with a range of Shaker style wall and base units with laminate work surfaces over. Stainless steel sink and drainer with mixer tap and tiled splashbacks. Four ring gas hob with stainless steel extractor hood above and integrated oven. Space and plumbing for a washing machine together with space for an under-counter fridge and freezer. Breakfast bar with matching work surface over. Ideal gas fired combination boiler housed within the room.



CELLAR
15'7" x 7'1" (4.75m x 2.17m)
Accessed from the kitchen diner. Lighting.

FIRST FLOOR LANDING
Dado rail, coving to the ceiling and central heating radiator. Doors provide access to two bedrooms and the house bathroom.

BEDROOM ONE
15'1" x 8'11" (4.60m x 2.72m)
UPVC double glazed window overlooking the front elevation. Coving to the ceiling and central heating radiator.



BEDROOM TWO
15'1" x 7'1" (4.60m x 2.17m)
UPVC double glazed window overlooking the front elevation. Coving to the ceiling, central heating radiator and loft access.



BATHROOM/W.C.
8'11" x 6'0" (2.72m x 1.84m)
Frosted UPVC double glazed window overlooking the front elevation. Fitted with a three piece suite comprising low flush W.C., pedestal wash basin and panelled bath with mixer tap, electric shower attachment and glazed shower screen. Fully tiled walls, chrome ladder style heated towel radiator, inset lighting to the ceiling and extractor fan.



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.