



**Medlock Road, Horbury Wakefield WF4 6JA**

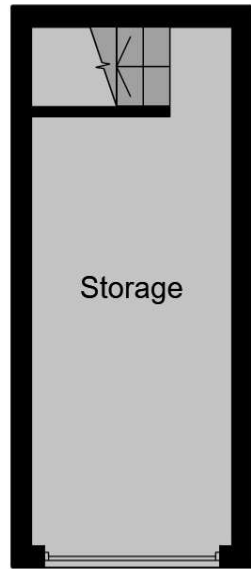
**welcome to**

**Medlock Road, Horbury Wakefield**

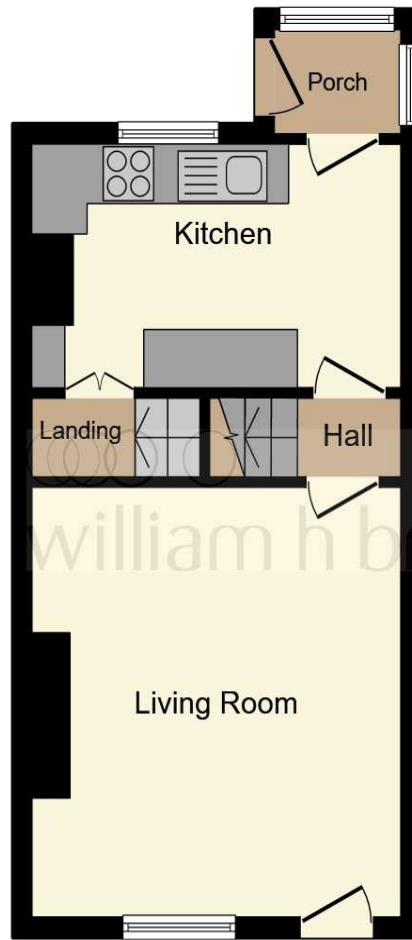
A beautifully presented and stylish two-bedroom period end terrace in the heart of Horbury.

READY TO MOVE IN.

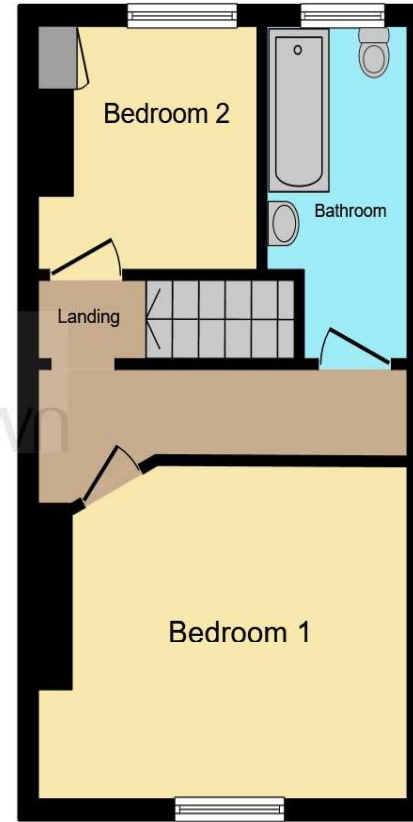




**Basement**



**Ground Floor**



**First Floor**

**Kitchen**

8' 4" max x 12' 9" max ( 2.54m max x 3.89m max )

**Living Room**

12' 9" max x 14' 3" max ( 3.89m max x 4.34m max )

**Bedroom One**

12' 9" max x 11' 3" max ( 3.89m max x 3.43m max )

**Bedroom Two**

8' 8" max x 8' 3" max ( 2.64m max x 2.51m max )

**Bathroom**

11' 6" max x 4' 5" max ( 3.51m max x 1.35m max )

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.focalagent.com](http://www.focalagent.com)

welcome to

## Medlock Road, Horbury Wakefield

- Delightful two-bedroom end terrace
- UPVC AND GCH
- Modern kitchen and bathroom
- Landscaped Gardens
- Huge potential to convert the loft (STPP)

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

offers over

**£180,000**



Please note the marker reflects the  
postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/WAK127427](http://williamhbrown.co.uk/Property/WAK127427)



Property Ref:  
WAK127427 - 0004

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443. Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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