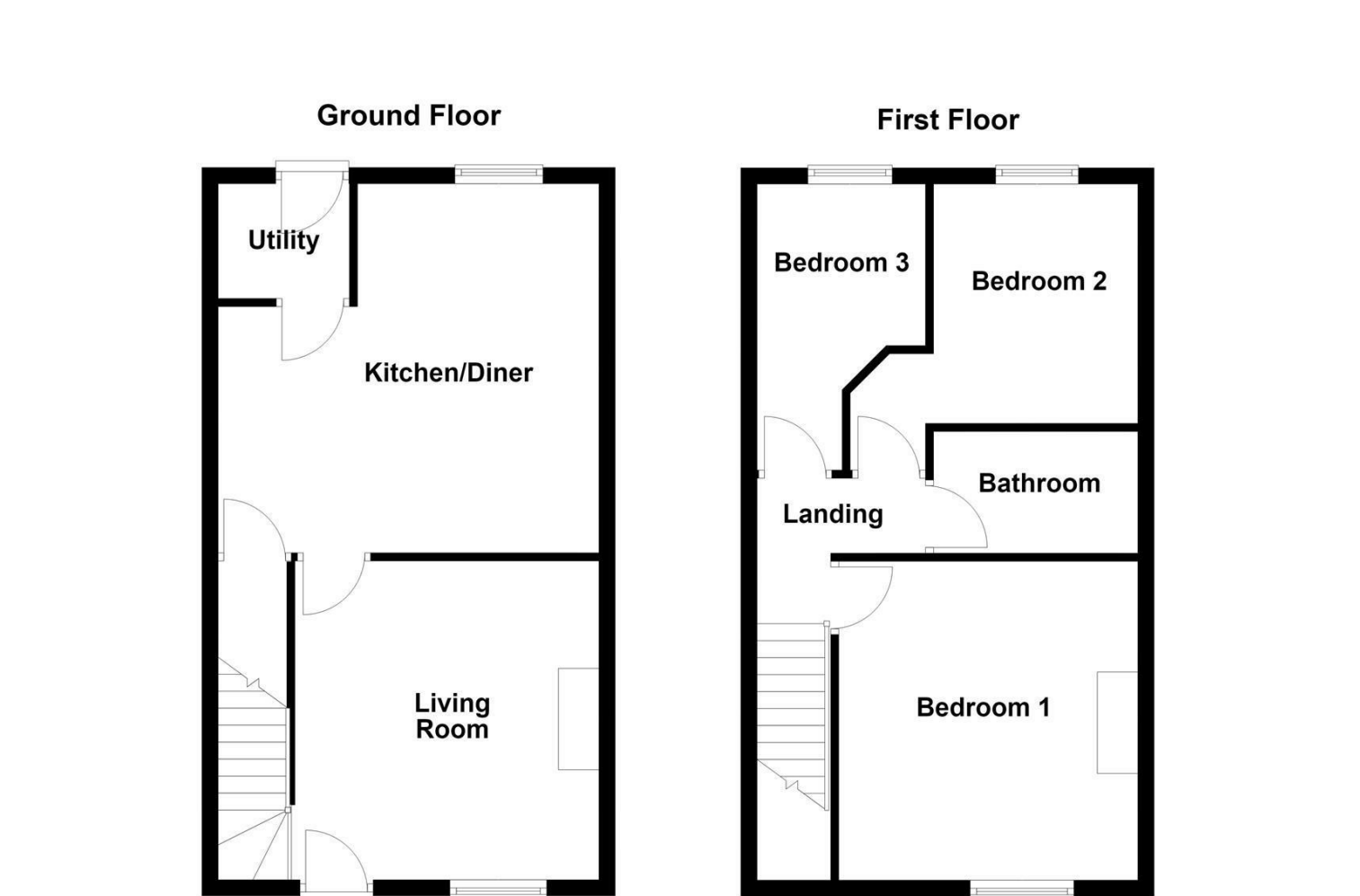


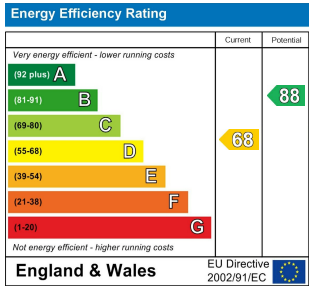


**IMPORTANT NOTE TO PURCHASERS**  
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements 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.



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01924 899 870

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01924 266 555

PONTEFRACT & CASTLEFORD  
01977 798 844

HORBURY  
01924 260 022



## 20 Park Street, Horbury, Wakefield, WF4 6AA

### For Sale Freehold £200,000

Situated in the sought after town of Horbury is this superbly presented three bedroom mid terraced property. Offering well proportioned accommodation throughout, the property benefits from generous reception space, a modern fitted kitchen and bathroom, a separate utility room and an attractive enclosed rear garden. This fantastic home is not to be missed.

The accommodation briefly comprises a spacious living room with staircase providing access to the first floor and a door leading through to the kitchen diner. The kitchen diner provides access to useful understairs storage and the separate utility room, which is positioned to the rear. To the first floor, the landing provides access to the loft, three well proportioned bedrooms and the modern house bathroom. Externally, the property has a low maintenance pebbled buffer garden to the front. To the rear is an enclosed garden featuring paved seating areas and artificial lawn, creating an ideal space for outdoor dining and entertaining. The secure garden is also well suited to families with children and pets.

Horbury is a popular location for first time buyers, professional couples and families alike. A range of local shops, schools, amenities and well regarded public houses can be found nearby, with further facilities available in Wakefield city centre. Regular bus services operate close to the property, while Wakefield's two railway stations provide links to Leeds, Manchester and London. The M1 motorway is also within easy reach for those travelling further afield.

Only a full internal inspection will reveal everything this impressive home has to offer. An early viewing is highly recommended to avoid disappointment.





ACCOMMODATION

LIVING ROOM

12'10" x 12'2" [max] x 11'0" [min] [3.93m x 3.73m [max] x 3.37m [min]]  
A composite front entrance door with frosted glass panel leads into the living room. There is a UPVC double glazed window to the front, coving to the ceiling, a picture rail, central heating radiator and a gas fireplace with marble hearth, wooden surround and mantle. Stairs provide access to the first floor landing, with a door leading through to the kitchen diner.



KITCHEN DINER

14'11" x 15'5" [max] x 9'10" [min] [4.56m x 4.70m [max] x 3.0m [min]]  
The kitchen diner provides access to useful understairs storage and the utility room. The kitchen is fitted with a range of modern wall and base units with laminate work surfaces over, incorporating a stainless steel 1 1/2 bowl sink and drainer with mixer tap. There are tiled splashbacks, a four ring hob with stainless steel extractor hood above, an integrated oven and microwave, integrated dishwasher and space for a fridge freezer. Spotlighting is fitted to the ceiling.

UTILITY ROOM

4'7" x 5'2" [1.40m x 1.60m]  
The utility room has a frosted UPVC double glazed door leading to the rear garden, modern wall units with frosted glass fronts, laminate work surfaces, tiled splashbacks and space and plumbing for a washing machine. Spotlighting is fitted to the ceiling.



FIRST FLOOR LANDING

The landing provides access to three bedrooms, the house bathroom and the loft.

BEDROOM ONE

12'10" x 12'2" [max] x 11'0" [min] [3.93m x 3.72m [max] x 3.36m [min]]  
There is a UPVC double glazed window to the front, coving to the ceiling, a picture rail, central heating radiator and a decorative cast iron fireplace with wooden mantle.



BEDROOM TWO

9'8" x 11'11" [max] x 8'6" [min] [2.97m x 3.65m [max] x 2.61m [min]]  
There is a UPVC double glazed window to the rear, central heating radiator and coving to the ceiling.



BEDROOM THREE

6'4" x 11'8" [max] x 6'11" [min] [1.95m x 3.57m [max] x 2.12m [min]]  
There is a UPVC double glazed window to the rear, coving to the ceiling and a central heating radiator.



BATHROOM

8'4" x 4'11" [2.55m x 1.51m ]  
The bathroom is fitted with a low flush W.C., pedestal wash basin with mixer tap and a P shaped bath with mixer tap, mains fed overhead shower, shower attachment and curved glass shower screen. Further features include partial wall tiling, spotlighting to the ceiling, an extractor fan and a chrome ladder style central heating radiator.



OUTSIDE

To the front is a low maintenance buffer garden, mainly laid with pebbled beds and enclosed by a wall and wrought iron fencing. A wrought iron gate provides access to a paved pathway leading to the front entrance door. The rear garden is also low maintenance and arranged over tiers, incorporating artificial lawn, pebbled beds and a paved patio area, ideal for outdoor dining and entertaining. The garden is fully enclosed by walling and fencing, making it suitable for children and pets. Neighbouring properties have rights of access for bin storage purposes. There is also a shared outhouse that the property has partial ownership and access to.



PLEASE NOTE

Please note: The photographs used within these particulars may not reflect the properties present condition and were taken a number of years ago.

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.

EPC RATING

To view the full Energy Performance Certificate please call into one of our local offices.

VIEWINGS

To view please contact our Ossett office and they will be pleased to arrange a suitable appointment.