



£175,000

TENURE : FREEHOLD

Park Street, Horbury, Wakefield, WF4

Bedrooms : 2

Bathrooms : 1

Reception Rooms : 1

Spacious two-bedroom mid-terrace property

Modern fitted kitchen/dining room

Two generously sized double bedrooms

Contemporary bathroom suite with overhead mains shower

Bright living room with feature fireplace

Double glazing throughout

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

01924 249349



Website: <https://movenowproperties.com>

Movenowproperties are proud to present this well-presented two-bedroom property, offering a fantastic combination of modern living spaces, practical features, and a desirable layout. The property provides a comfortable home ideal for a variety of buyers, with spacious rooms, a modern kitchen/dining area, and a private enclosed rear garden.

Living Room

Measurements: 13'5" x 11'2" (4.10m x 3.40m)

The property welcomes you into a bright and inviting living room featuring laminate flooring, a radiator, and a double-glazed window overlooking the front aspect. A stylish feature fireplace set within a modern surround creates an attractive focal point to the space.

Kitchen/Dining Room

Measurements: 13'5" x 13'5" (4.10m x 4.10m)

The modern kitchen/dining room offers a practical and contemporary space, fitted with a range of wall and base units with complementary work surfaces and tiled splashbacks. The room benefits from wood-effect laminate flooring, a radiator, and integrated electric oven and four-ring gas hob with extractor hood above. Additional features include a sink and drainer with mixer tap, space for a full-height fridge freezer, plumbing for a washing machine, and useful storage space.

A double-glazed window overlooks the rear garden, while a UPVC door with frosted glass provides access outside. Stairs lead from the kitchen/dining area to the first floor.

Stairs & Landing

The first-floor landing features carpet flooring, a handrail, and provides access to the bedrooms and bathroom.

Bedroom One

Measurements: 13'5" x 11'2" (4.10m x 3.40m)

A spacious double bedroom positioned at the front of the property, featuring carpet flooring, a radiator, and a double-glazed window overlooking the front aspect.

Bedroom Two

Measurements: 13'5" x 7'3" (4.10m x 2.20m)

A second well-proportioned double bedroom benefiting from carpet flooring, a radiator, and a double-glazed window overlooking the rear of the property.

Bathroom

Measurements: 5'11" X 5'7" (1.80m x 1.70m)

The bathroom comprises a three-piece white suite including a low-level WC, pedestal wash basin, and bath with overhead mains shower. The room features part-tiled walls, a frosted double-glazed window to the rear, and a practical layout.

Outside

To the front of the property there is on-street parking available.

The rear of the property offers an enclosed, low-maintenance garden with fenced boundaries, providing a private outdoor space. The property also benefits from access through neighboring properties for bin collection.

Location

Situated in the popular area of Horbury, this property benefits from a convenient location close to a range of local amenities, shops, schools, and everyday services. The area offers excellent transport links, providing easy access to surrounding towns and nearby road networks, making it an ideal choice for commuters and those looking to enjoy the benefits of village-style living while remaining within easy reach of wider facilities.

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Website: <https://movenowproperties.com>

EPC Rating: C

Please contact us for further details of the full EPC

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

Broadband 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: The property has a right of way over neighbouring properties for bin collection.

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.

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.

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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.

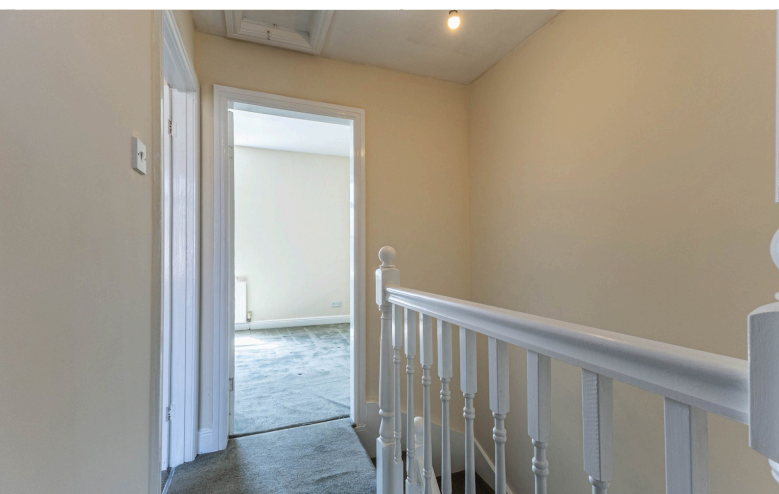
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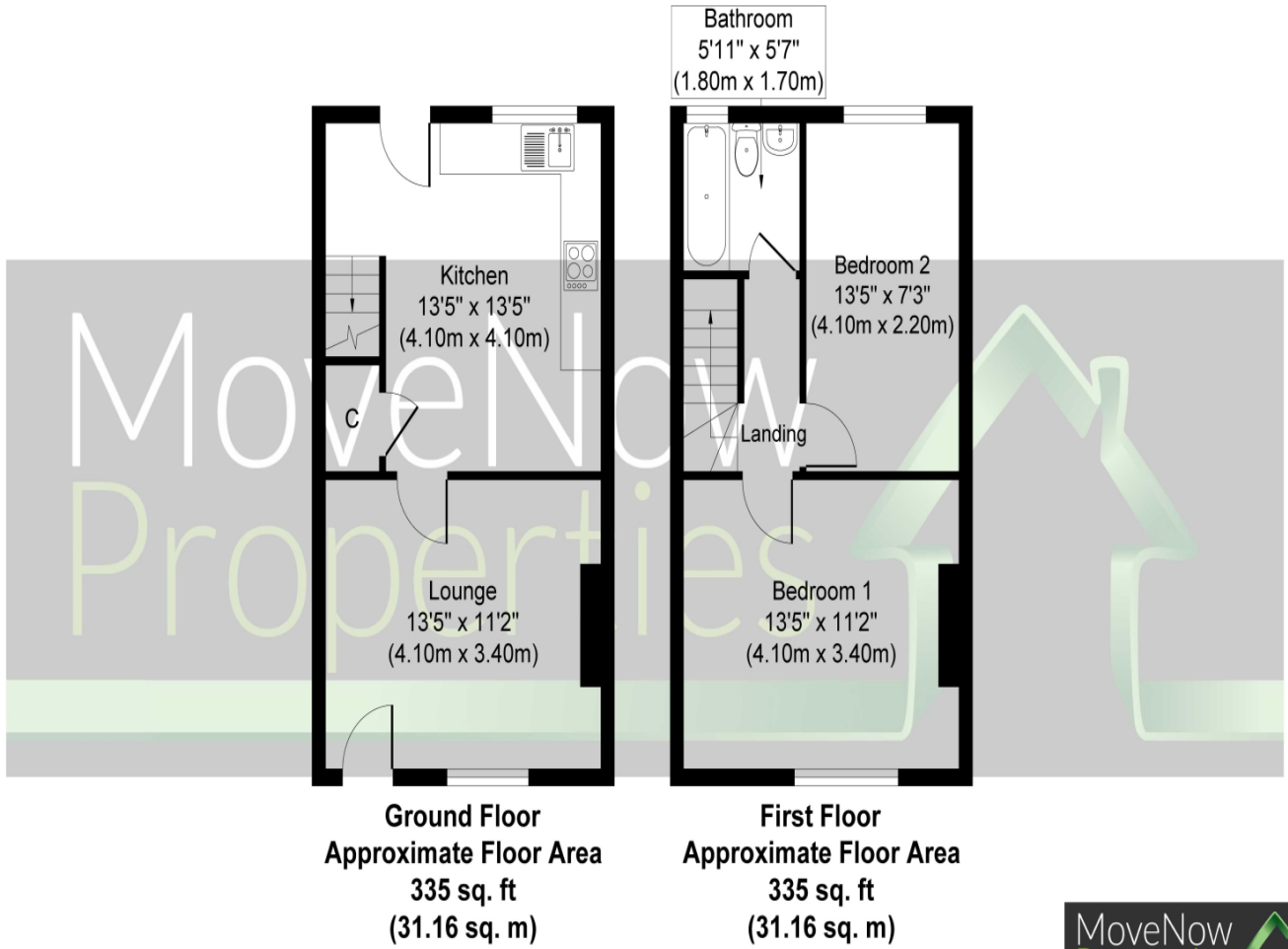




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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements 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.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		88
(69-80)	C	69	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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