Richard Kendall Estate Agent

WAKEFIELD 01924 291 294 | OSSETT 01924 266 555 | HORBURY 01924 260 022

NORMANTON 01924 899 870 | PONTEFRACT & CASTLEFORD 01977 798 844



44 Industrial Street, Horbury, WF4 5EG

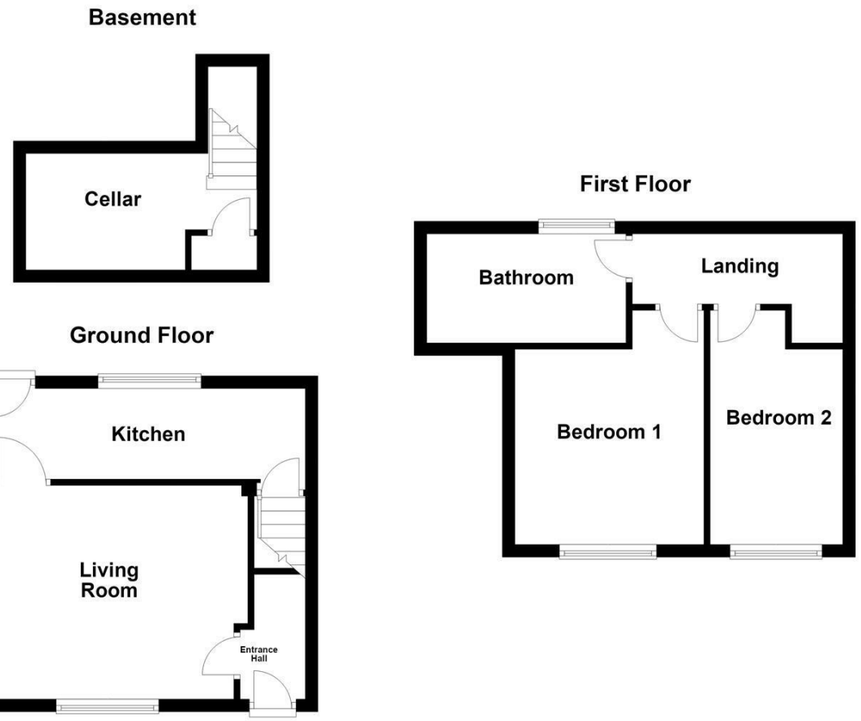
For Sale Freehold Offers In The Region Of £170,000

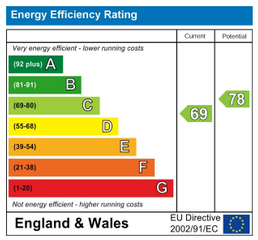
A superbly presented two bedroom terraced home, situated in the sought after area of Horbury. Offering stylish and well proportioned accommodation throughout, together with a modern kitchen and an attractive west facing rear garden, the property would make an ideal purchase for first time buyers, professional couples and young families alike.

The property is approached via a low maintenance buffer garden, with a timber entrance door opening into the entrance hall. From here, access is provided to the spacious living room, which features a contemporary media wall and flows through into the modern Shaker style kitchen. The kitchen is fitted with a range of integrated appliances, houses the gas combination boiler and provides access to a useful storage cellar, together with a timber door leading out to the rear garden. To the first floor, the landing provides access to two well proportioned bedrooms, with the principal bedroom being a generous double. Completing the accommodation is a modern four piece family bathroom, while loft access is also available from this floor. Externally, the property benefits from a low maintenance buffer garden to the front with on street parking available. To the rear is an attractive enclosed west facing garden, featuring a block paved patio area ideal for outdoor dining and entertaining, leading onto a generous lawn.

Horbury is a highly regarded location with an excellent range of local shops, schools and everyday amenities close by, together with countryside walks within easy reach. Wakefield city centre is also conveniently accessible, while nearby motorway links make the property well placed for those commuting further afield.

An early viewing is highly recommended to fully appreciate the presentation, accommodation and location this attractive home 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
Timber front entrance door leading into the entrance hall. Carpeted flooring, staircase providing access to the first floor landing and access into the lounge.

LOUNGE
10'3" x 14'1" (3.14m x 4.31m)
Carpeted flooring, central heating radiator and UPVC double glazed window overlooking the front elevation. Feature media wall and access through into the kitchen.



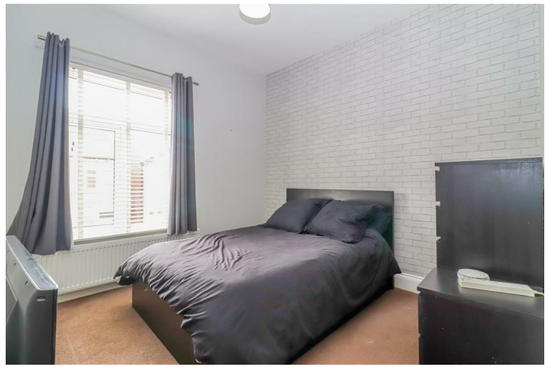


KITCHEN
16'11" x 4'4" (5.17m x 1.33m)
Tiled flooring and fitted with a range of modern wall and base units with laminate work surfaces over. Stainless steel sink and drainer with mixer tap, four ring gas hob with extractor fan above, integrated oven, integrated fridge freezer and integrated washing machine. Cupboard housing the gas combination boiler, spotlights to the ceiling and UPVC double glazed window overlooking the rear elevation. Access is also provided down to the cellar and through a timber rear entrance door into the garden.

CELLAR
Currently utilised for useful storage.

FIRST FLOOR LANDING
Carpeted flooring and access to two bedrooms and the house bathroom.

BEDROOM ONE
9'6" x 12'1" (2.92m x 3.70m)
Carpeted flooring, central heating radiator, UPVC double glazed window overlooking the front elevation and loft access.



BEDROOM TWO
6'9" x 12'0" (2.07m x 3.68m)
Carpeted flooring, central heating radiator and UPVC double glazed window overlooking the front elevation. Useful overstairs storage.



BATHROOM/W.C.
5'2" x 10'1" (1.59m x 3.08m)
Fitted with a four piece suite comprising panelled bath with hot and cold taps and shower attachment, pedestal wash basin with mixer tap, low flush W.C. and corner shower enclosure with mains fed shower and separate shower attachment. Fully tiled walls, chrome ladder style radiator, extractor fan, spotlights to the ceiling and frosted UPVC double glazed window overlooking the rear elevation.



OUTSIDE
To the front of the property is a low maintenance buffer style garden, predominantly block paved, with a pathway leading to the timber front entrance door. To the rear is an enclosed west facing garden incorporating a lawned area and block paved patio, ideal for outdoor dining and entertaining, fully enclosed by timber fencing.



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.