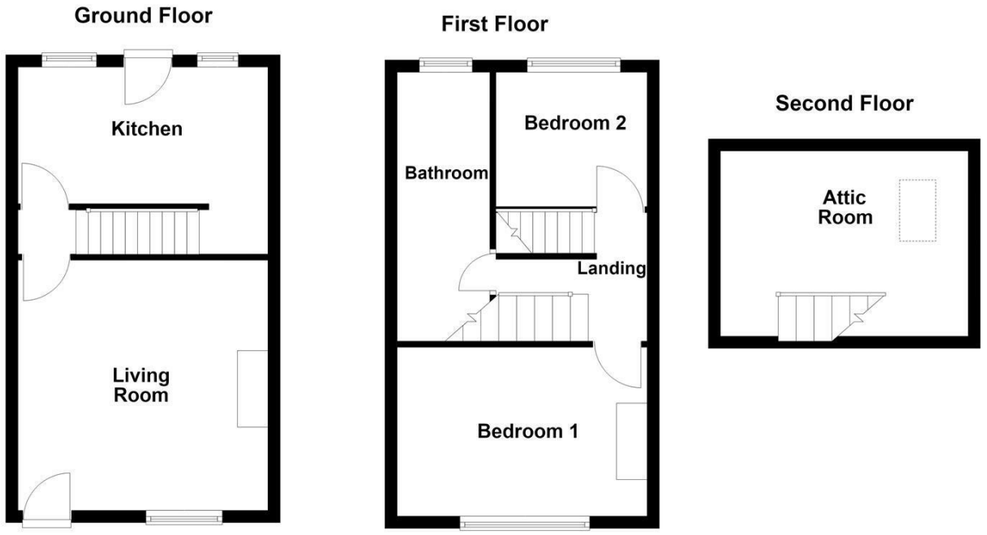


IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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

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



1 Parker Road, Horbury, Wakefield, WF4 5JR

For Sale Freehold £185,000

Situated in the sought after town of Horbury is this superbly presented two bedroom mid terrace property, offering well proportioned accommodation arranged over three floors together with low maintenance gardens and a useful attic room.

The accommodation briefly comprises a living room with feature fireplace, leading through into an inner hallway with staircase to the first floor and access into the kitchen diner. The kitchen diner is fitted with a modern range of units and integrated appliances, together with useful understairs storage and direct access onto the rear garden. To the first floor are two bedrooms and a contemporary four piece house bathroom, while a further staircase leads to the attic room which provides useful additional space and eaves storage. Externally, to the front is a low maintenance buffer garden enclosed by walling and timber fencing. To the rear is a paved courtyard style garden, ideal for outdoor dining and entertaining, with space for a timber garden shed.

Horbury is a popular location for a range of buyers including first time buyers, professional couples and smaller families, with local shops, schools and well regarded public houses all within easy reach.
Further amenities can be found in Wakefield city centre, while regular bus services operate nearby. Wakefield also provides wider rail links towards Leeds, Manchester and London, with the M1 motorway network within convenient reach for those travelling further afield.

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



ACCOMMODATION

LIVING ROOM
13'9" x 13'9" (4.20m x 4.20m)
Frosted and stained glass UPVC double glazed front entrance door leading into the living room. UPVC double glazed window overlooking the front elevation and central heating radiator. Feature electric fire with glass fronted flame effect, marble hearth, surround and mantle. Door leading through into the inner hallway.



INNER HALLWAY
Staircase providing access to the first floor landing. Door leading through into the kitchen diner.

KITCHEN DINER
13'10" x 7'2" (4.22m x 2.20m)
Two UPVC double glazed windows overlooking the rear elevation and frosted UPVC double glazed door providing access to the rear garden. Useful understairs storage cupboard, inset spotlights, central heating radiator and extractor fan. Ideal gas fired combination boiler housed within the room. Fitted with a range of wall and base units with laminate work surfaces over, incorporating a composite sink and drainer with mixer tap and tiled splashbacks. Four ring gas hob with extractor hood above, integrated oven, space and plumbing for a washing machine and space for a fridge freezer.

FIRST FLOOR LANDING
Central heating radiator and inset spotlights to the ceiling. Doors provide access to two bedrooms and the house bathroom. Staircase providing access to the attic room.

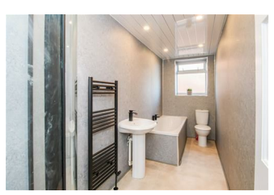
BEDROOM ONE
13'9" x 12'7" (4.20 x 3.85)
UPVC double glazed window overlooking the front elevation. Central heating radiator.

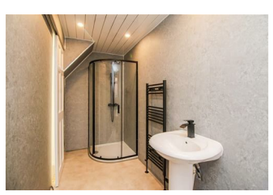


BEDROOM TWO
8'10" x 7'1" (2.70m x 2.17m)
UPVC double glazed window overlooking the rear elevation. Central heating radiator.



HOUSE BATHROOM
14'5" x 4'7" (4.40m x 1.42m)
Frosted UPVC double glazed window overlooking the rear elevation. Fitted with a modern four piece suite comprising low flush W.C., pedestal wash basin with mixer tap, panelled bath with mixer tap and separate shower enclosure with mains fed overhead shower and additional shower attachment. Wet wall panelling, black fittings throughout, ladder style heated towel radiator and inset spotlights to the ceiling.





ATTIC ROOM
13'8" x 10'2" (4.17m x 3.10m)
Exposed beams to the ceiling, rooflight and central heating radiator. Access to useful eaves storage.



OUTSIDE
To the front is a low maintenance buffer garden enclosed by walling and timber fencing with gated access. To the rear is a low maintenance paved courtyard style garden, ideal for outdoor dining and entertaining. There is also space for a timber garden shed. The garden is fully enclosed by timber fencing, making it suitable for both children and pets



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.

COUNCIL TAX BAND
The council tax band for this property is TBC.