



WAKEFIELD | **OSSETT** | **HORBURY**
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NORMANTON | **PONTEFRACT & CASTLEFORD**
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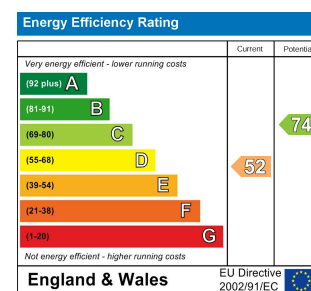
37 Southfield Lane, Horbury, Wakefield, WF4 5AX

For Sale Freehold £190,000

Offered for sale is this well presented three bedroom mid terrace property situated in the well sought after area of Horbury. The property benefits from front and rear gardens, modern kitchen and bathroom/w.c.

The accommodation briefly comprises entrance vestibule, lounge with feature fireplace, modern fitted kitchen with utility room. To the first floor three bedrooms and the house bathroom/w.c. Outside there are low maintenance gardens to the front and rear.

Early viewing is essential and this one is not to be missed.



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.

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



ACCOMMODATION

ENTRANCE VESTIBULE

UPVC composite door, stairs leading to the first floor landing and door into the living room.

LIVING ROOM

16'3" x 12'11" min [4.97m x 3.96m min]

Gas central heating radiator, UPVC double glazed window to the front, gas fireplace. Door leading into the kitchen.

KITCHEN

16'2" x 7'4" [4.95m x 2.25m]

Door leading downstairs to cellar. A range of modern fitted wall and base units, plumbing for a washing machine, integral oven and four ring gas hob with extractor hood over, glass splashback, inset Porcelain sink with mixer tap, Herringbone laminate floor, laminate work surface, integral fridge freezer, door into the utility area.



UTILITY AREA

5'2" x 5'7" [1.6m x 1.71m]

Plumbing for washing machine and space for dryer. UPVC composite door and UPVC double glazed window to the rear.

CELLAR

FIRST FLOOR LANDING

Doors leading to three bedrooms and the house bathroom/w.c.

HOUSE BATHROOM/W.C

7'7" x 6'6" max x 4'1" min [2.32m x 1.99m max x 1.26m min]

Modern fitted white suite of panelled bath with electric shower over, pedestal sink basin and low flush w.c. UPVC double glazed frosted window to the rear. Tiled walls.



BEDROOM ONE

16'3" x 9'2" [4.97m x 2.81m]

Gas central heating radiator, UPVC double glazed window to the front, built in wardrobes in the alcoves.



BEDROOM TWO

7'6" x 8'8" [2.3m x 2.66m]

Gas central heating radiator, UPVC double glazed window to the rear.



BEDROOM THREE

9'3" x 9'1" [2.84m x 2.78m]

Gas central heating radiator, UPVC double glazed window to the front. Overstairs bulkhead.

OUTSIDE

The rear garden is a paved seating area with wall borders and fence. The front has a well maintained garden, which is mainly laid to lawn with a patio path leading to the front door and a patio seating area. Wooden gate.



COUNCIL TAX BAND

The council tax band for this property is B

EPC RATING

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

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 Horbury office and they will be pleased to arrange a suitable appointment.