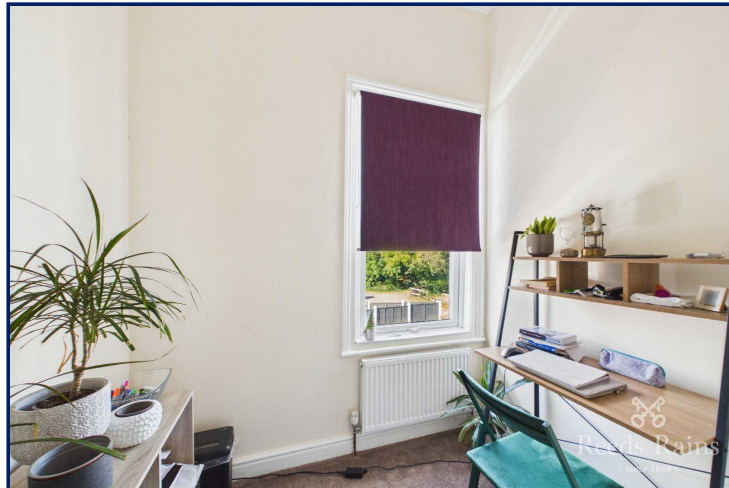
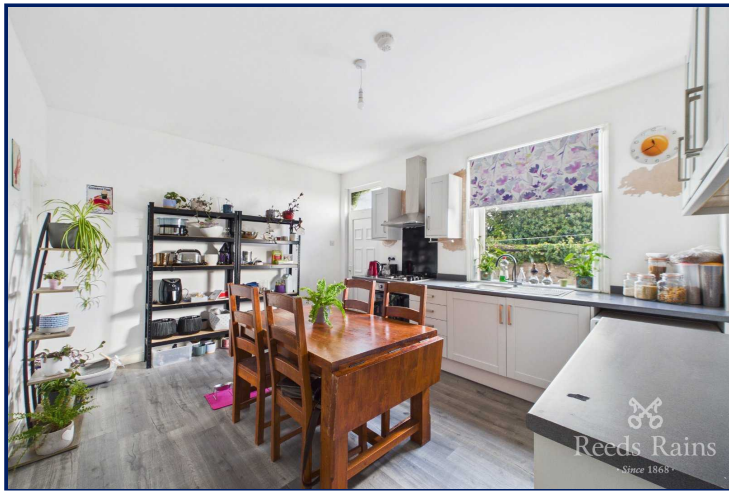
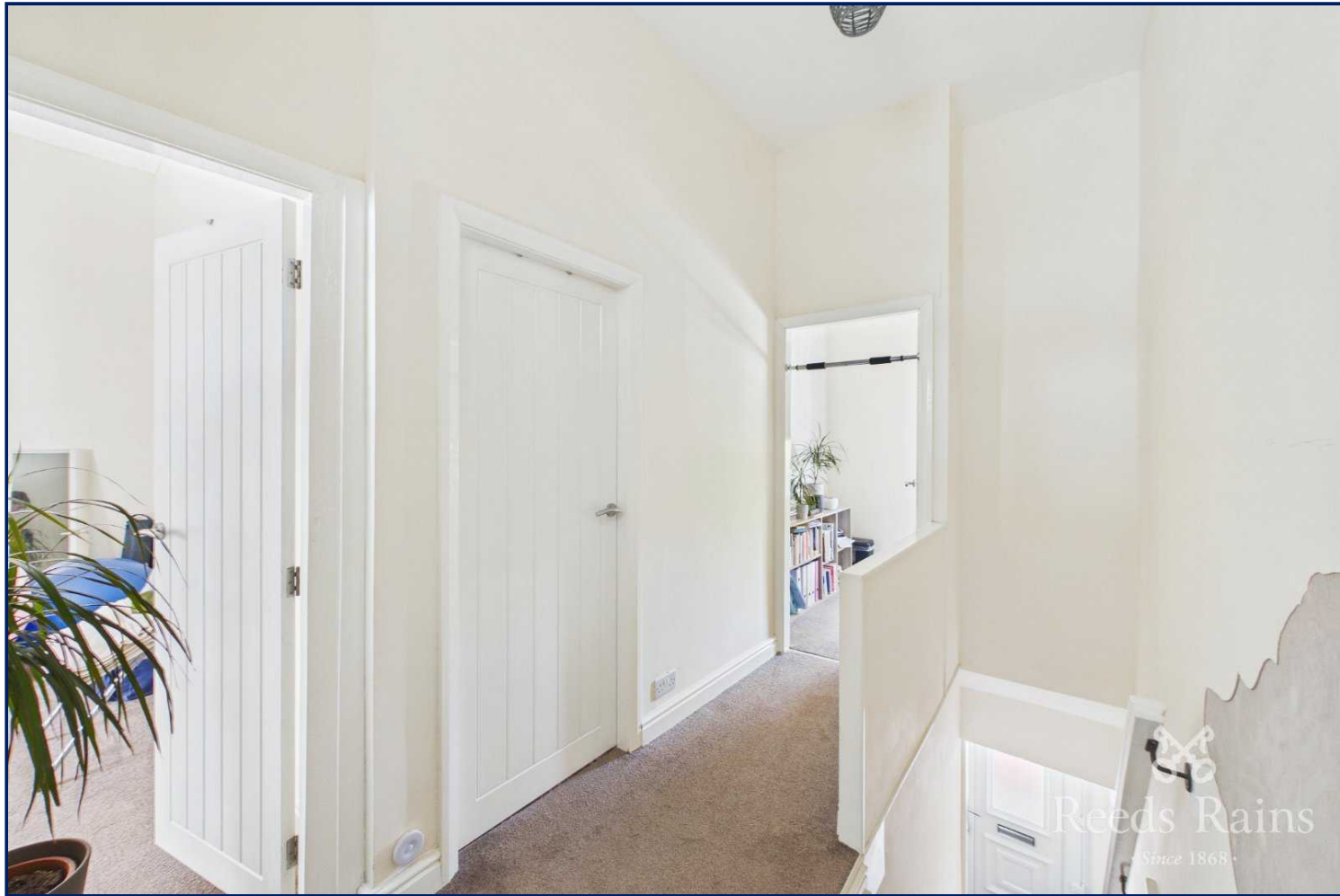
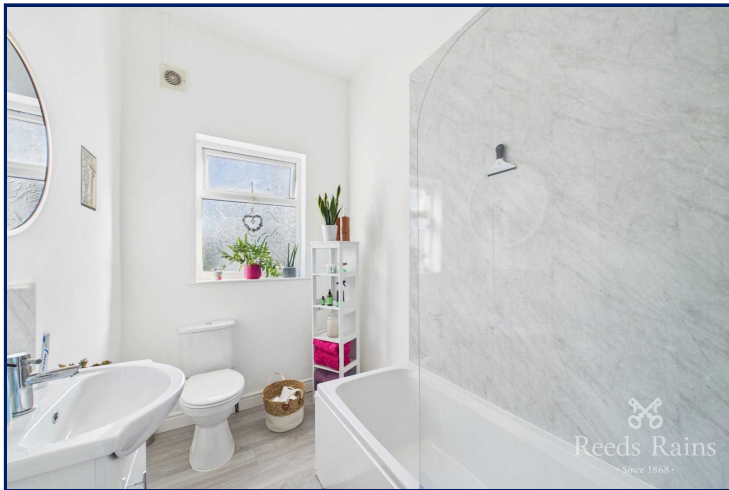




Cross Street, Horbury, Wakefield,
West Yorkshire, WF4

Guide Price: £150,000
Freehold

 **Reeds Rains**

[reedsrains.co.uk](https://www.reedsrains.co.uk)

Cross Street, Horbury, Wakefield, West Yorkshire, WF4
Guide Price: £150,000 Freehold

Council Tax Band: A
EPC Rating: D

NO CHAIN OFFERED FOR SALE BY AUCTION AND IS CHAIN FREE. AUCTION ENDS TBC .T&C'S APPLY. GREAT INVESTMENT OPPORTUNITY OR FIRST TIME BUYER.
Situating on Cross Street in the popular market town of Horbury, this well-proportioned three-bedroom home offers spacious accommodation throughout, making it an attractive opportunity for a range of buyers. The property benefits from high ceilings, a bright and welcoming entrance hallway, a generously sized living room with a feature fireplace and a...

Entrance Hall

Accessed via a PVC entrance door with a frosted double-glazed panel and an additional frosted double-glazed window above, the property opens into a bright and welcoming entrance hallway. The high ceilings enhance the sense of space, whilst the natural light creates an inviting first impression. The hallway benefits from carpeting, with a carpeted staircase providing access to the first floor and a further doorway leading into the living room.

Living Room

A generously proportioned living room offering a bright and comfortable space, enhanced by high ceilings and a PVC double-glazed window overlooking the front elevation. The room features a fireplace with a decorative surround and wooden mantelpiece, creating an attractive focal point. Carpeted throughout, the room offers ample space for a range of living room furniture, making it ideal for both everyday relaxation and entertaining. Access is provided through to the kitchen.

Kitchen

A spacious and practical kitchen offering an excellent range of wall and base units, complemented by generous worktop space for food preparation and everyday use. The kitchen benefits from a built-in oven, gas hob

and extractor fan, alongside plumbing for a washing machine and space for a freestanding fridge freezer. High ceilings create a further sense of space, whilst a PVC double-glazed window overlooking the rear elevation allows natural light into the room. A PVC rear entrance door with a double-glazed panel provides direct access to the courtyard, with a gas central heating radiator completing the room. A separate wooden door provides access to the staircase leading down to the basement.

Cellar

Accessed via a wooden door from the kitchen, with stairs leading down, the basement provides valuable additional space, offering useful storage potential depending on the requirements of the purchaser.

1st Floor Landing

The first floor landing provides access to all three bedrooms and the family bathroom. The landing benefits from a gas central heating radiator and access to the loft, offering further storage potential.

Bedroom 1

A well-proportioned bedroom offering a comfortable and versatile space, enhanced by high ceilings and a PVC double-glazed window allowing natural light to brighten the room. The bedroom benefits from carpeting and a gas central heating radiator, with ample room for a range of bedroom furniture and storage solutions.

Bedroom 2

Another generously sized bedroom featuring high ceilings and a PVC double-glazed window, creating a bright and airy atmosphere. The room benefits from carpeting and a gas central heating radiator, providing a comfortable space suitable for a variety of bedroom furniture arrangements.

Bedroom 3

A further good-sized bedroom positioned towards the rear of the property, benefiting from high ceilings and a PVC double-glazed window overlooking the rear elevation. Carpeted throughout, the room offers flexibility for use as a bedroom, guest room or home office, depending on individual requirements.

Bathroom

The family bathroom is fitted with a three-piece suite comprising a low-level flush WC, wash hand basin and bath with shower unit. A PVC frosted double-glazed window overlooking the rear elevation provides natural light whilst maintaining privacy. The room also benefits from a gas central heating radiator.

Exterior

To the rear of the property is an enclosed courtyard, bordered by walls on three sides, creating a private and manageable outdoor space. The courtyard features a paved patio area, ideal for outdoor seating, potted plants

or enjoying the warmer months, whilst offering the convenience of a low-maintenance exterior.

Agent Notes

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.

Auctioneers Notes

AUCTIONEERS NOTE

This property is for sale by the Modern Method of Auction. Should you view, offer or bid on the property, your information will be shared with the Auctioneer, iamsold.

This method of auction requires both parties to complete the transaction within 56 days of the draft contract for sale being received by the buyers solicitor. This additional time allows buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey)



For full EPC please contact the branch.



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Other important information which you will need to know about this property can be found at reedsrains.co.uk