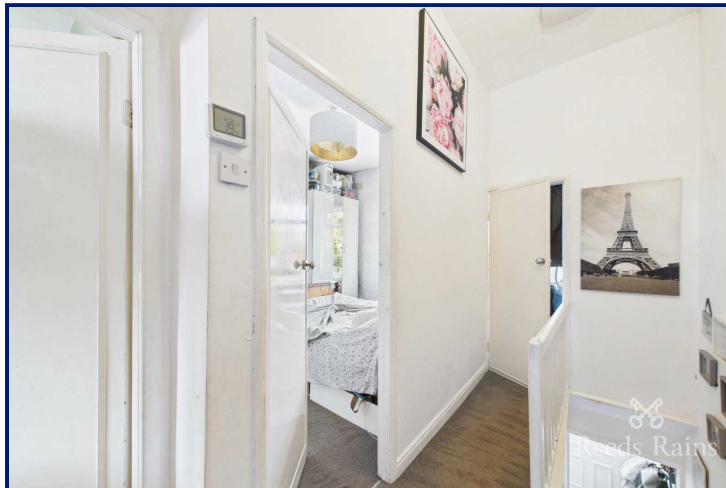
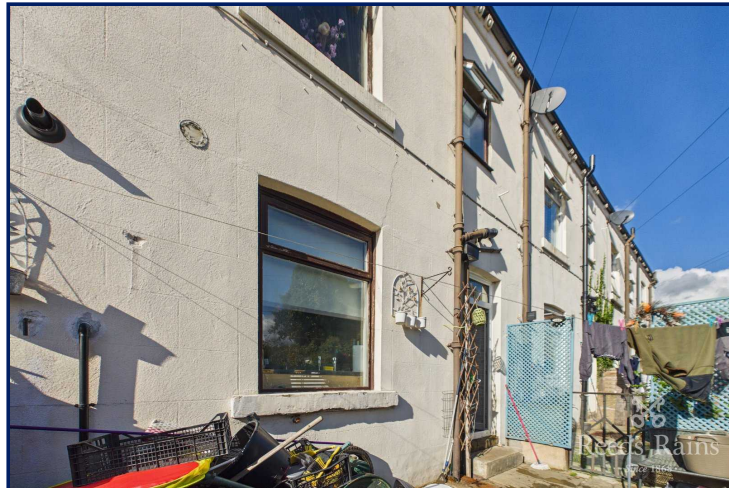
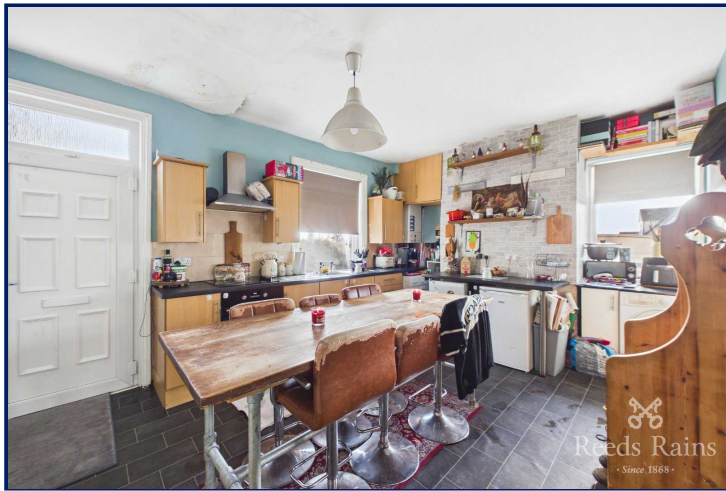
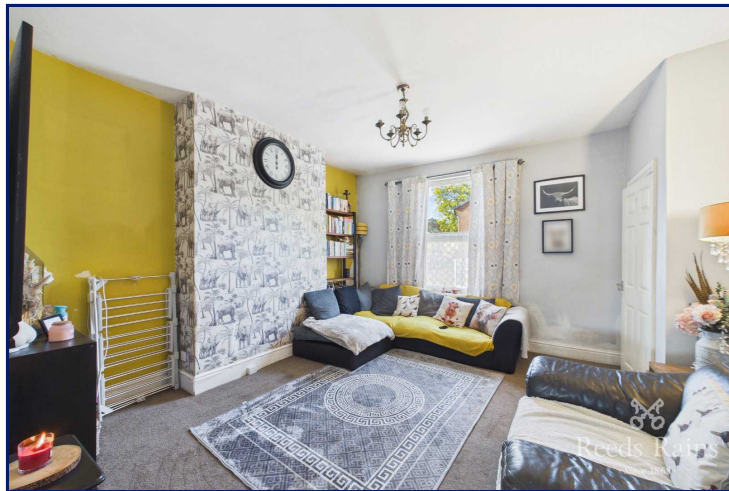




Cross Street, Horbury, Wakefield,
West Yorkshire, WF4

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.
Situated in the heart of the popular town of Horbury, this well-proportioned three-bedroom property offers spacious accommodation throughout, making it an excellent opportunity for a range of buyers, including first-time purchasers, growing families and investors alike. The property benefits from a bright and welcoming entrance hallway, a generously...

Entrance Hall

Accessed via a PVC entrance door with a double-glazed window above, allowing natural light to flow into the property, the welcoming entrance hallway provides access to the living room and a staircase leading to the first-floor landing. The hallway also benefits from a gas central heating radiator, creating a practical and inviting entrance to the home.

Living Room

A bright and generously proportioned living room featuring a PVC double-glazed bay window overlooking the front of the property, allowing plenty of natural light to fill the space. The room benefits from high ceilings, creating a wonderful sense of openness, together with carpeted flooring and a gas central heating radiator. Offering ample space for a variety of furniture arrangements, this comfortable living area provides an ideal setting for both relaxing and entertaining.

Kitchen

A spacious and practical kitchen offering an excellent range of wall and base units, providing generous storage and worktop space. The kitchen benefits from a built-in oven with a hob and extractor fan above, together with plumbing for a washing machine and tumble dryer. Two PVC double-glazed windows, overlooking the side and rear of the property, allow an abundance of natural light to

flow into the room. Further features include a gas central heating radiator, access to the boiler and an internal door leading down to the basement, providing useful additional storage space. A PVC external door with a glazed panel above provides direct access to the rear of the property.

Cellar

Accessed via the kitchen, the cellar provides useful additional storage space, offering a practical area for storing household items and other essentials.

1st Floor Landing

The first-floor landing provides access to all three bedrooms and the family bathroom. There is also access to the loft, providing further storage potential.

Bedroom 1

A generously sized bedroom benefiting from a PVC double-glazed window overlooking the rear of the property, allowing plenty of natural light into the space. The room features high ceilings, carpeted flooring and a gas central heating radiator. Offering excellent proportions, this bedroom provides ample space for bedroom furniture and creates a comfortable and inviting setting.

Bedroom 2

Another spacious and well-proportioned bedroom featuring a PVC double-glazed window overlooking the front of the property. The room benefits from high ceilings, enhancing the sense of space, together with a gas central heating radiator. This versatile room offers excellent potential as a comfortable bedroom with space for a variety of furniture arrangements.

Bedroom 3

A further bedroom featuring a PVC double-glazed window overlooking the front of the property, allowing natural light to brighten the room. The bedroom benefits from high ceilings

and carpeted flooring, offering a versatile space that would be ideal as a child's bedroom, guest room or home office.

Bathroom

The family bathroom features a three-piece suite comprising a bath with shower attachment, a low-flush WC and a wash basin. The room benefits from tiled walls, a gas central heating radiator and a PVC double-glazed frosted window, allowing natural light to enter while maintaining privacy. Additional built-in storage provides a practical solution for everyday bathroom essentials.

Exterior

Externally, the property benefits from an enclosed rear garden, predominantly paved to provide a low-maintenance outdoor space, ideal for seating arrangements, relaxing or entertaining during the warmer months. The garden is enclosed by fencing, offering a degree of privacy, with a wooden gate

providing access towards the side of the property and the garage. To the rear, the property also benefits from a garage and parking facilities, offering practical additional space for vehicles and storage.

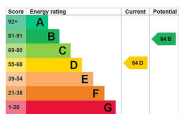
Agent Notes

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



For full EPC please contact the branch.



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