



## Iffley House, 1 Rayner Street, Wakefield, West Yorkshire, WF4 5BD

Asking Price:  
**£235,000**

Holroyd Miller have pleasure in offering for sale well presented, double fronted end terrace home retaining original features and offering a move with a minimum of fuss. Situated in the popular located of Horbury village within walking distance of local shops and amenities and benefiting from great transport links. Only an internal inspection can fully reveal all that this amazing property has to offer. Briefly comprising; living room with original features and gas stove fire, well-appointed kitchen/dining area with a range of oak shaker style wall and base units, integrated appliances. To the first floor, generous living accommodation features three good sized bedrooms, house bathroom with panelled bath and shower over. The property also has a large cellar offering useful storage space. To the exterior, the property has a private front garden with Laurel hedge. Located within walking distance of Horbury village centre, easy access to local independent shops, local schools and gives easy access to the local motorway network. Viewing advised to appreciate the great living space that is on offer and original character features that this property has to offer.



#### Entrance Hall

Giving access to the staircase, composite entrance door.

**Living Room** 12'7" x 12'7" (3.84m x 3.84m). Large double glazed bay window, single panel radiator, period features include ceiling rose, picture rail and cornice, featuring gas stove fire inset and hearth and surround.

**Kitchen/Dining Area** 12'7" x 13'7" (3.84m x 4.14m). Featuring a range of light oak effect shaker style base and wall units, tiled splash back to units, integrated oven and extractor with four ring gas hob, stainless steel sink with mixer tap, double glazed window, door to cellar. Composite door that leads to the side of the property.

**Cellar** 13'9" x 6'5" (4.2m x 1.96m).

Offering a great amount of storage containing electrical consumer unit and gas meter.

#### To the First Floor

**Master Bedroom** 12'8" x 13' (3.86m x 3.96m).

With single panel radiator, double glazed window giving views to the front of the property with period features including picture rail and coving.



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**Bedroom** 10'5" x 7'5" (3.18m x 2.26m).

With single panel radiator, double glazed window to the front.

**Bedroom** 6'4" x 7'11" (1.93m x 2.41m).

With double glazed window to the front, single panel radiator, loft access.

**Bathroom** 9'2" x 4'9" (2.8m x 1.45m).

Featuring a panelled bath with over shower and bi-folding screen, chrome heated towel rail, low flush w/c, pedestal wash basin with chrome mixer taps, fitting double glazed window. Fully tiling to the walls



**Exterior**

The garden has a private front garden with patio area with Laurel hedge with sitting area and giving access to the street. To the side of the property has side access and space for storage.

**Council Tax Band** - B

**Tenure** - Freehold

**Viewing** - By appointment through Holroyd Miller



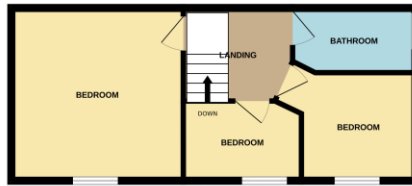
BASEMENT  
87 sq.ft. (8.1 sq.m.) approx.



GROUND FLOOR  
374 sq.ft. (34.7 sq.m.) approx.



1ST FLOOR  
374 sq.ft. (34.7 sq.m.) approx.



TOTAL FLOOR AREA: 835 sq.ft. (77.6 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>87</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>60</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract