



27 King Street, Horbury

Wakefield, WF4 5PH

Asking Price:
£155,000

Holroyd Miller have pleasure in offering for sale this well presented extended mature mid terrace house occupying a popular and convenient location. Ideal for the first time buyer with gas fired central heating, UPVC double glazing, entrance lobby, living room with feature recess stone hearth, extended kitchen diner with bi-folding doors leading onto the rear garden, superbly appointed kitchen with a range of high gloss units with contrasting granite worktops and centre island, breakfast bar, built in appliances, access to useful cellar. To the first floor, two bedrooms both having fitted wardrobes, house bathroom furnished with modern white suite with separate shower. Outside, buffer garden area to the front, to the rear, gravelled decking area and gravelled low maintenance garden, on street parking, located close to Horbury and Ossett and its amenities. Offered with No Chain, Viewing Essential.



Entrance Lobby

With double glazed entrance door.

Living Room 13'4" x 16'2" (4.06m x 4.93m). Having feature recess and stone hearth, recess fitted storage cupboards and shelving, double glazed window, central heating radiator.

Kitchen Diner 15'7" x 15'11" (4.75m x 4.85m). Extended with bi-folding doors, double glazed Velux roof light makes this a light and airy room. A stunning kitchen with a matching range of high gloss white wall and base units, contrasting corian worktops with matching centre island and breakfast bar with Induction hob with extractor hood, integrated fridge and freezer, plumbing for automatic washing machine and dishwasher, double oven, central heating boiler, downlighting to the ceiling, central heating radiator, access to useful keeping cellar.



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Stairs Lead to First Floor Landing

Combined Bathroom

Furnished with modern white suite comprising: wash hand basin set in vanity unit, low flush w/c, panelled bath with corner shower cubicle, tiling, double glazed window, chrome heated towel rail.

Bedroom to Front 16'2" x 10'2" (4.93m x 3.1m).

Having fitted wardrobes, downlighting to the ceiling, double glazed window, central heating radiator.



Bedroom to Rear 14'6" (4.41) to wardrobe fronts x 6' (1.84).

Having fitted wardrobes, double glazed window, double panel radiator, open aspect.

Outside

Neat buffer garden area to the front, to the rear, enclosed gravelled garden area with small decking area. On street parking.



Council Tax Band - A

Tenure - Freehold

Viewing - By appointment through Holroyd Miller





Whilst every attempt has been made to ensure the accuracy of the floor plan 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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