

2 Bedroomed Maisonette TO LET

Vickers
carnley



4 Horbury Road, Wakefield, WF2 9RW



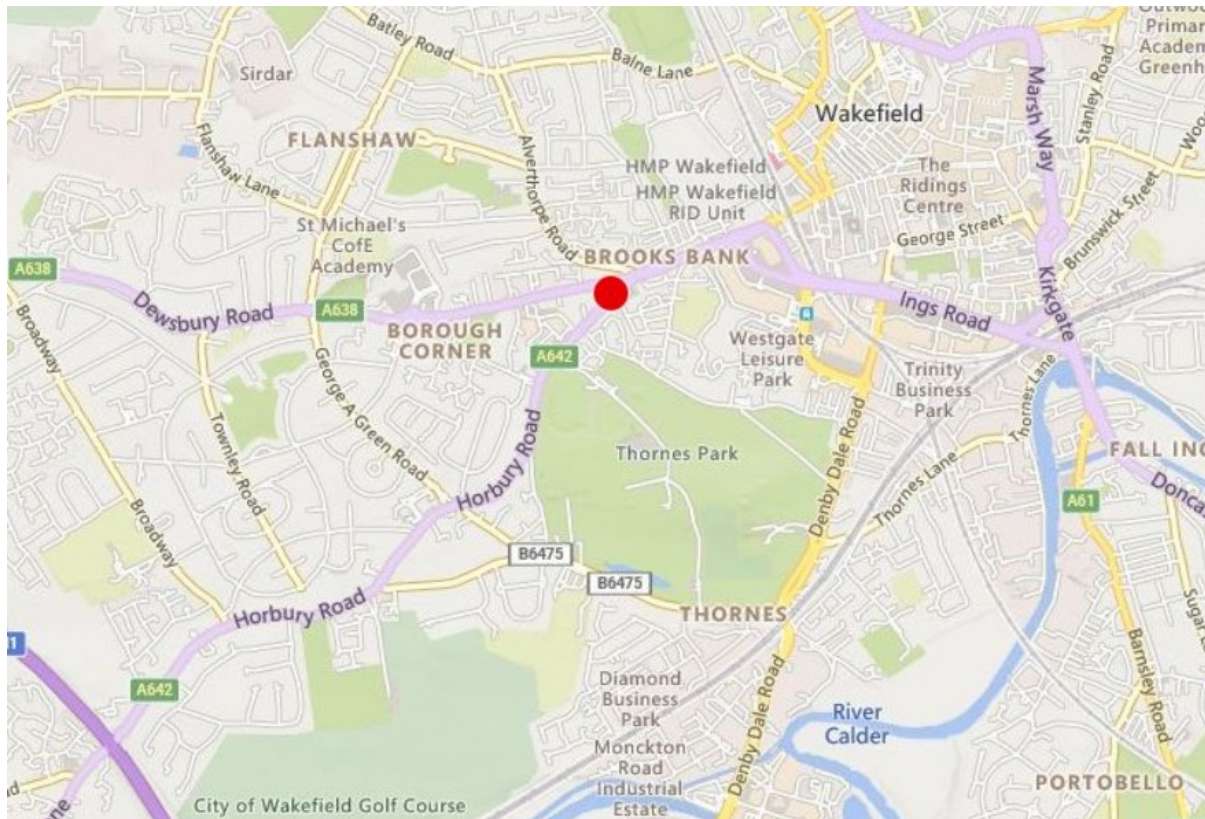
- 72.89 sq m
- Gas central heating
- UPVC Double glazing
- 1 car parking space to the rear
- Walking distance to the city centre

DESCRIPTION

This is a very well presented and newly decorated 2 bedroom house located on the outskirts of Wakefield city centre. The property benefits from gas central heating, a fitted kitchen, 1 car parking space and a picturesque view of St Michaels Church. The property has UPVC double glazing throughout.

LOCATION

The property occupies a very visible location fronting directly onto St Michaels Church, being convenient for the city centre, Westgate Retail Park and Junction 40 of the M1 motorway. Westgate train station is just a short walk away.



SUMMARY

RENT	£625.00 per calendar month
DEPOSIT	£721.00
COUNCIL TAX	Wakefield Band A
EPC	D-59
FURTHER INFORMATION	No smoking or vaping. No pets.

ACCOMODATION

The front door opens to a spacious entrance hallway which has a brown carpet running throughout. The kitchen is located to the left on the ground floor.

Kitchen - 4.35m x 3.13m = 13.61 sq m

The kitchen has been fitted with light brown wall and base units with black work tops and white wall tiles. The kitchen benefits from a fitted lamona oven with hobs and over head extractor. The floor covering is grey wood effect lino.



First floor hallway - 2.6m x 3.1m = 8.06 sq m

The first floor hallway is airy and light due to the skylight in the ceiling. There is ample of space which could prove ideal for a workspace.

Lounge - 4.3m x 4.6m = 19.78 sq m

To the first floor, there is a brown carpeted lounge which overlooks St Michaels Church. The space is light and airy with magnolia textured walls.

A good sized storage cupboard is located to the right of the lounge. A 3 seater & 2 seater sofa can be included or if preferred can be removed upon completion.



Bathroom - 2.6m x 2.3m = 5.98 sq m

The bathroom benefits from a three piece suite including a shower over the bath with white splashback tiles. There is an excellent sized walk in cupboard and a leaf effect frosted window. The floor is wood effect grey lino.



Bedroom 1 - 3.3m x 3.8m = 12.54 sq m

Broadly rectangular and newly decorated with brown carpets and textured magnolia walls. A chrome light fitting is in situ.

Bedroom 2 - 3.8m x 3.4m = 12.92 sq m

This bedroom is also newly decorated with brown carpets and textured magnolia walls, bring a similar size to Bedroom 1.

Total area = 72.89 sq m

Plus rear enclosed bin yard space



VIEWINGS & FURTHER ENQUIRIES



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GENERAL INFORMATION

All measurements, areas and distances quoted are approximate only.

Information provided in respect of planning and rating matters has, unless stated, been obtained by way of verbal enquiry only. Interested parties are, therefore, recommended to seek their own independent verification on such matters from the appropriate authorities.

Location plans, if provided are for identification and directional purposes only. The area surrounding the subject property may have changed since the plan was produced.

Vickers Carnley have not tested any apparatus, equipment, fittings of services and so cannot verify they are in working order. Prospective purchasers are advised to obtain verification on such matters via their surveyor or solicitors.

All rents and charges are quoted exclusive of VAT which may be charged in addition if applicable.

These particulars were updated June 2024 and every reasonable effort has been made by Vickers Carnley to ensure accuracy. Interested parties are, however, strongly advised to take appropriate steps to verify by independent inspection.