



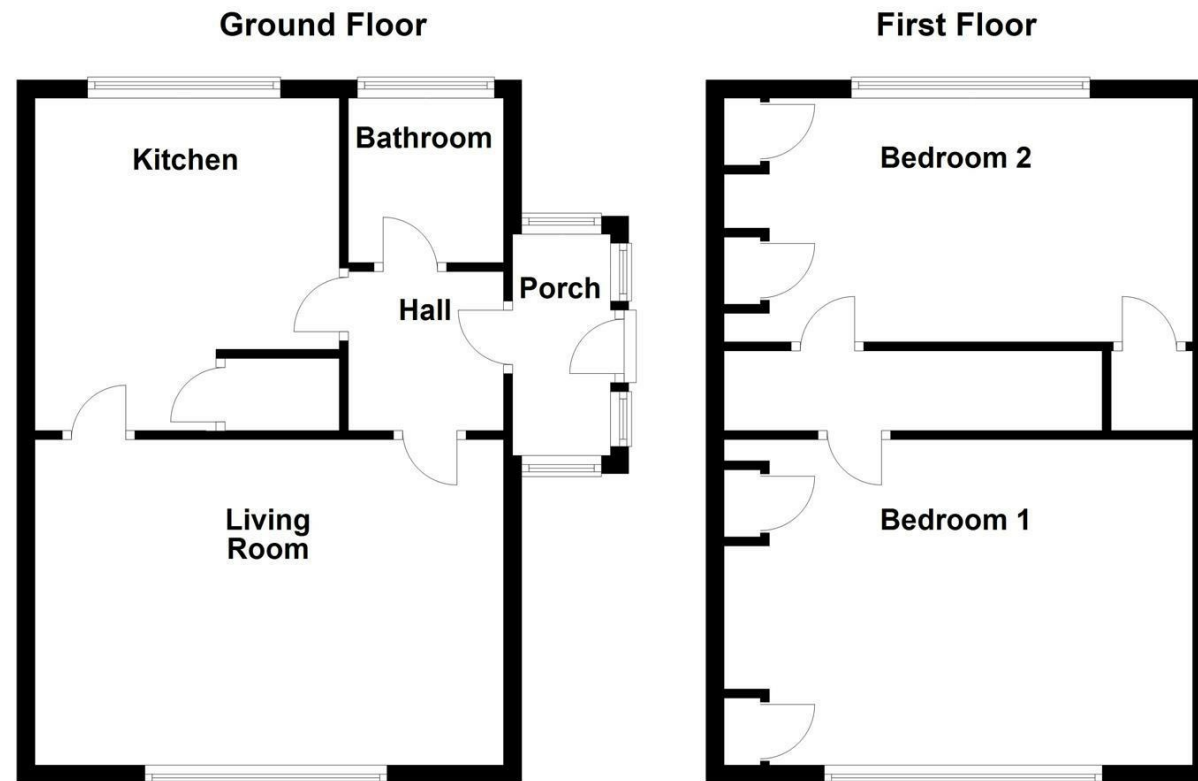
WAKEFIELD
01924 291 294

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HORBURY
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01977 798 844



8 Reid Park Avenue, Horbury, Wakefield, WF4 5PA

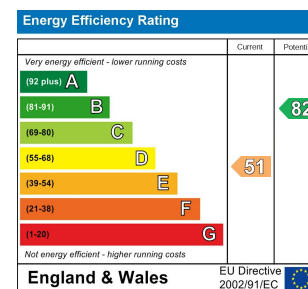
For Sale Freehold Asking Price £305,000

Situated on this cul-de-sac location is this well presented two bedroom detached property, which benefits from driveway parking, front and rear gardens with the potential to extend to the side doubling the size of the house (subject to the necessary consents). The property boasts new carpets throughout, recently decorated, majority new windows and re-wired/re-plumbed.

The accommodation briefly comprises side porch, entrance hall, living room, luxurious kitchen with handmade units and downstairs bathroom/w.c. To the first floor there are two substantial bedrooms. Externally there are gardens to the front, side and rear with a detached garage. There is potential to extend to the side of the property due to the corner plot location (subject to the necessary permissions).

Situated in Horbury this property is ideally located for all local shops and amenities including local schools, is only a short drive away from the motorway network for those looking to commute further afield.

The property would make a superb family home or a first time home and a viewing is highly recommended.



FREE MARKET APPRAISAL
If you are thinking of making a move then take advantage of our FREE market appraisals, with the knowledge that we have been selling houses for the people of the WF postcodes for over 50 years.

PROPERTY ALERTS
Make sure you keep up to date with all new properties in your price range in the particular area you have in mind by registering your details with us.

CONVEYANCING
Richard Kendall Estate Agent is proud to have their own panel of solicitors offering a comprehensive service to our clients requiring Conveyancing services. This service enables Richard Kendall Estate Agent to work hand in hand with our solicitors and our mortgage brokers to ensure the legal process of buying or selling your homes is as seamless as possible.

IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements to enable them to obtain exact details for the purpose of fitted carpets. Please note that none of the appliances mentioned in our brochures i.e. gas boilers, heaters, cookers, refrigerators etc. have been checked or tested and cannot be guaranteed to be in working order. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller.

MORTGAGES
Did you know that we have our own specialist mortgage consultants who can provide you with free independent advice and information regarding your house purchase and everything it entails, from budget planning to finding the best mortgage available to you*

Wakefield office 01924 291294,
Pontefract & Castleford office 01977 798844
Ossett & Horbury offices 01924 266555
and Normanton office 01924 899870.
Please ring us to arrange a mortgage advice appointment.

*your home may be repossessed if you do not keep up repayments on your mortgage



ACCOMMODATION

SIDE PORCH

Wooden entrance door, double glazed window and a wooden framed door into the hallway.

HALLWAY

Central heating radiator, access to the living room, kitchen and downstairs bathroom/w.c.

LIVING ROOM

16'11" x 11'9" [5.17m x 3.60m]

UPVC double glazed window to the front elevation, central heating radiator, wall lights, feature fireplace with wooden surround and a door into the kitchen.



KITCHEN

12'2" x 11'0" [3.71m x 3.36m]

UPVC double glazed window to the rear, central heating radiator, fitted kitchen with an array of handmade wall and base units with a tiled worktop, integrated gas hob with oven, space for a washing machine (the washing machine is not included within the sale, however can be under separate negotiation), porcelain double sink and drainer unit, built in understairs storage cupboard.

BATHROOM/W.C.

5'11" x 5'5" [1.82m x 1.67m]

Frosted UPVC double glazed window to rear. Three piece suite comprising wall mounted electric shower over the bath, low flush w.c., wash hand basin and fully tiled around the bath and shower area, part tiled walls, central heating radiator.



FIRST FLOOR LANDING

Access to two double bedrooms.

BEDROOM ONE

16'11" x 11'9" [5.18m x 3.59m]

UPVC double glazed window to the front, central heating radiator, built in storage cupboards.



BEDROOM TWO

16'11" x 8'11" [5.18m x 2.74m]

UPVC double glazed window to the rear, central heating radiator, built in storage to one side, built in storage over the stairs.



OUTSIDE

To the front of the property there is an easy to maintain lawn with bush and shrubbed border, driveway parking with ample space for two-three cars, side lawn with bush and shrubbed border and leading to a detached garage at the rear. A rear patio area with space for storage shed and easy to maintain lawn with further bush and shrubbed border. At the side there is plenty of scope to extend, subject to the necessary consents.



COUNCIL TAX BAND

The council tax band for this property is C

EPC RATING

To view the full Energy Performance Certificate please call into one of our local offices.

FLOOR PLANS

These floor plans are intended as a rough guide only and are not to be intended as an exact representation and should not be scaled. We cannot confirm the accuracy of the measurements or details of these floor plans.

VIEWINGS

To view please contact our Horbury office and they will be pleased to arrange a suitable appointment.