



WAKEFIELD
01924 291 294

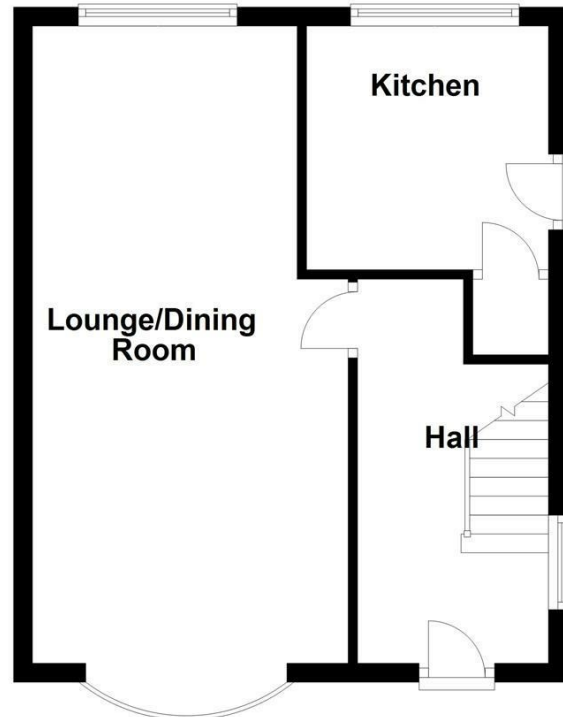
OSSETT
01924 266 555

HORBURY
01924 260 022

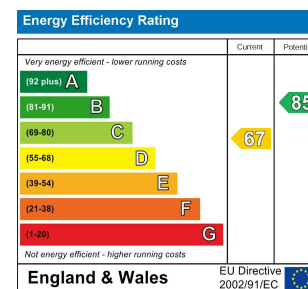
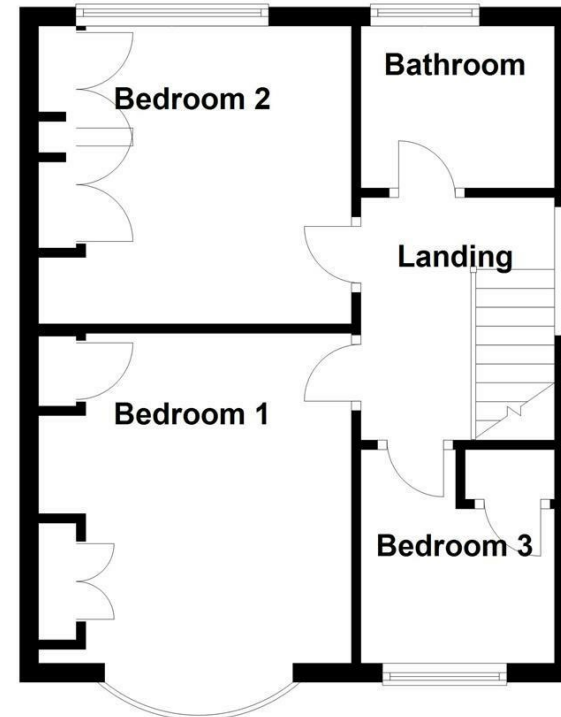
NORMANTON
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Ground Floor



First Floor



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.



52 Westfield Road, Horbury, Wakefield, WF4 6EL

For Sale Freehold £235,000

Occupying a fantastic corner plot is this well presented three bedroom semi detached property benefiting from side and rear gardens, driveway parking and garage.

The property briefly comprises entrance hall, lounge diner, kitchen, first floor landing, three bedrooms and family bathroom/w.c. Externally there is driveway parking to the front with low maintenance garden and a side plot with potential to extend with the necessary planning permission in place. Low maintenance rear garden with lawn and patio seating area, as well as a garage.

Situated ideally between Horbury and Ossett it is ideally located for local shops and amenities including local schools. There is also good bus routes in and out of Wakefield and surrounding towns.

This could make a superb family home with potential to extend even further and a viewing is highly recommended.

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



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ACCOMMODATION

HALLWAY

Front composite entrance door. Frosted UPVC double glazed window to the side elevation, central heating radiator, staircase to the first floor landing, access to the living diner and kitchen.

LIVING DINER

22'1" x 10'11" [6.75m x 3.34m]

UPVC double glazed bow window to the front elevation, UPVC double glazed window to the rear elevation, two central heating radiators, gas fireplace with brick surround.

KITCHEN

8'3" x 7'8" [2.53m x 2.36m]

UPVC double glazed window to the rear elevation. Fitted kitchen with an array of wooden wall and base units for storage with laminate work tops, 1 1/2 sink and drainer unit, integrated gas hob with integrated oven and cooker hood, space for a dryer and plumbing for a washing machine. Vuelta un understairs storage pantry. Side UPVC door to the garden.

FIRST FLOOR LANDING

Access to three bedrooms and bathroom/w.c. Frosted UPVC double glazed window to the side elevation. Small loft hatch providing access to the storage loft.

BEDROOM ONE

11'5" x 9'8" [3.50m x 2.95m]

UPVC double glazed bow window to the front elevation, central heating radiator, grey wood effect laminate skirting, built in storage to one side.

BEDROOM TWO

10'2" x 9'6" [3.1m x 2.92m]

UPVC double glazed window to the rear elevation, central heating radiator, fitted wardrobe.

BEDROOM THREE

8'2" x 6'10" [2.49m x 2.1m]

UPVC double glazed window to the front, central heating radiator, built in wardrobes over the stairs bulkhead.

BATHROOM/W.C.

6'8" x 5'6" [2.04m x 1.68m]

UPVC double glazed frosted window to the rear elevation, wall mounted electric shower over, wash hand basin with hot and cold tap, low flush w.c., chrome style ladder radiator, tiled walls.

OUTSIDE

Occupying a corner plot. A rear lawn with flagged patio, brick wall and fence surround. To the side there is side access to a garage could be used as a workshop with UPVC double glazed window to the side elevation. Gated entry leading to the front of the property to the tarmac driveway providing parking. A further flagged area to the side of the property with bush and shrubbery surrounding, which is currently used as a garden patch but has potential to add further off road parking or to extend subject to the necessary planning permissions.

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.