



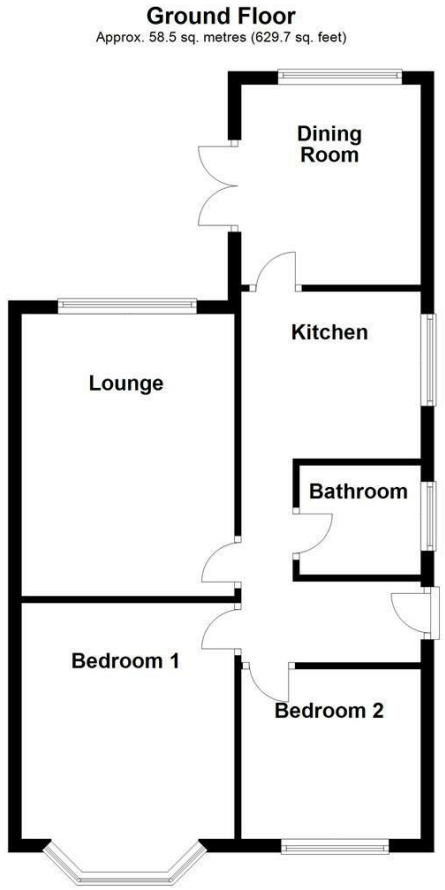
WAKEFIELD  
01924 291 294

OSSETT  
01924 266 555

HORBURY  
01924 260 022

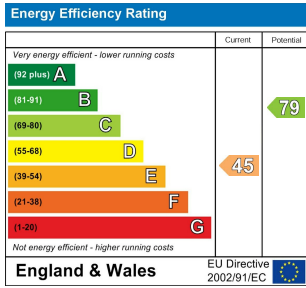
NORMANTON  
01924 899 870

PONTEFRACT & CASTLEFORD  
01977 798 844



Ground Floor  
Approx. 58.5 sq. metres (629.7 sq. feet)

Total area: approx. 58.5 sq. metres (629.7 sq. feet)



**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

**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.



**10 Hallcroft Drive, Horbury, Wakefield, WF4 5DF**  
**For Sale Freehold £265,000**

Occupying a fantastic corner plot with potential to extend, subject to the correct planning consent and offered to the market with no upper chain is this two bedroom detached bungalow situated close to Horbury town centre benefitting from driveway parking with detached garage and gardens to three sides.

The property briefly comprises of the entrance hall, living room, kitchen, dining room, two bedrooms and bathroom/w.c. Externally the property has a lawned garden to the front and side. There is a driveway running down the side of the property providing ample off road parking. To the rear there are low maintenance flagged patio seating areas with detached garage and storage shed/outhouse.

Situated close to Horbury town centre the property is ideally located for all local shops and amenities whilst also being close to main bus routes for those looking to travel to Wakefield.

Simply a fantastic home, a viewing comes highly recommended.



**ACCOMMODATION**

**ENTRANCE HALL**

Central heating radiator and access to the bathroom, living room, two bedrooms and kitchen.

**LIVING ROOM**

14'6" x 10'10" [4.44m x 3.31m]

UPVC double glazed window to the rear elevation, central heating radiator and original fireplace with brick and wood surround.



**KITCHEN**

8'8" x 7'10" [2.65m x 2.40m]

UPVC double glazed window to the side elevation. Fitted kitchen with an array of wall and base units with laminate

work tops, stainless steel sink and drainer unit, space for a gas cooker and central heating radiator.

**DINING ROOM**

10'0" x 9'3" [3.06m x 2.82m]

UPVC double glazed window and UPVC double glazed French doors to the rear. Central heating radiator.



**BEDROOM ONE**

11'0" x 10'11" [3.36m x 3.34m]

UPVC double glazed bay window to the front elevation, central heating radiator and fitted wardrobes to one side.



**BEDROOM TWO**

8'9" x 8'8" [2.67m x 2.66m]

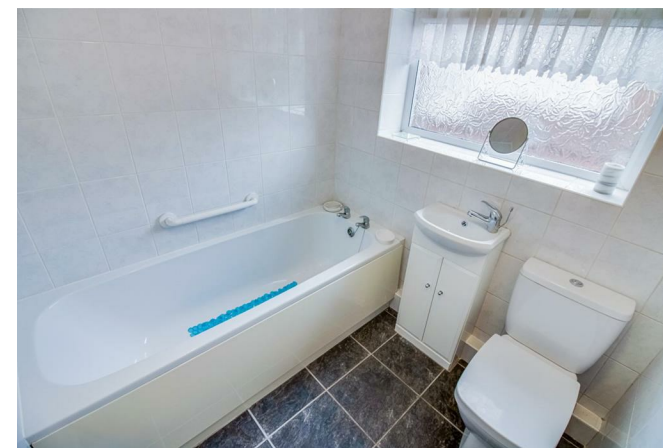
UPVC double glazed window to the front elevation and built in storage cupboard housing the boiler.



**BATHROOM/W.C.**

6'1" x 5'7" [1.87m x 1.72m]

UPVC double glazed frosted window to the side elevation. Three piece suite comprising bath with hot/cold tap, wash basin with vanity unit and mixer tap and low flush w.c. Central heating radiator and fully tiled walls.



**OUTSIDE**

To the front of the property there is a lawned garden with

driveway parking running down the side leading to the detached garage with up and over door, used for storage with side entrance door. To the rear there is a low maintenance flagged patio area with a further brick patio leading to the summerhouse/storage shed. A side gate leads to a low maintenance garden.



**COUNCIL TAX BAND**

The council tax band for this property is C.

**FLOOR PLAN**

This floor plan is intended as a rough guide only and is not to be intended as an exact representation and should not be scaled. We cannot confirm the accuracy of the measurements or details of this floor plan.

**VIEWINGS**

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

**EPC RATING**

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