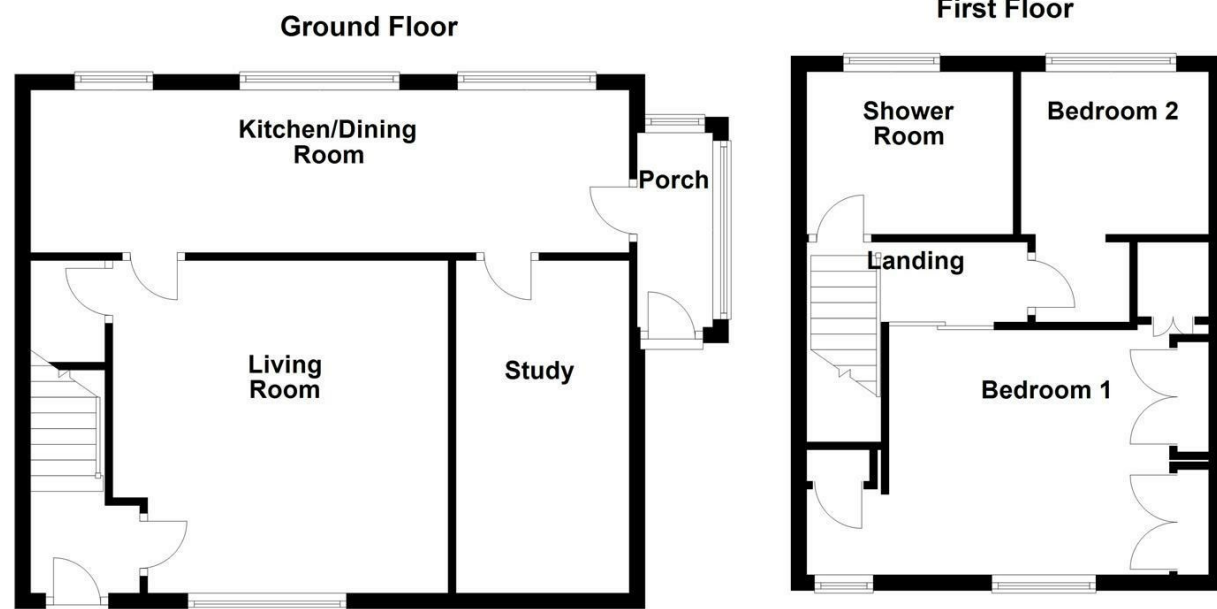




**WAKEFIELD** | **OSSETT** | **HORBURY**  
**01924 291 294** | **01924 266 555** | **01924 260 022**  
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## Rock View Westfield Road, Horbury, Wakefield, WF4 6EX

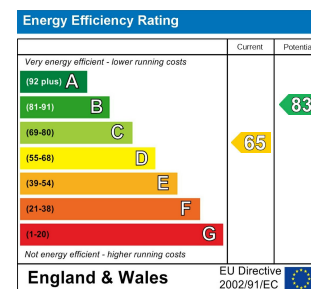
For Sale Freehold Offers In The Region Of £300,000

A superbly presented two bedroom semi detached property benefiting from driveway parking and well maintained rear garden with far reaching views.

With UPVC double glazing and gas central heating, the property briefly comprises of the entrance hall, living room, kitchen/dining room, study and side porch. The first floor landing leads to two bedrooms and shower room/w.c. Externally the property benefits from ample driveway parking to the front, side patio and spacious rear garden with far reaching views of countryside and farmland.

The property is ideally placed between Ossett and Horbury and all the amenities they both have to offer. The motorway network is only a short drive away, perfect for those looking to commute further afield for work.

Offered to the market with no chain and ready to move into, this property would make a fantastic 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



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## ACCOMMODATION

### ENTRANCE HALL

Stairs to the first floor landing and door to the living room.

### LIVING ROOM

14'0" x 13'10" [4.27m x 4.24m]

UPVC double glazed window to the front elevation, central heating radiator and feature fireplace with brick surround. Door through to the kitchen/dining room.



### KITCHEN/DINING ROOM

25'0" x 6'9" [7.63m x 2.07m]

Modern fitted kitchen with an array of wall and base units, inset sink unit, integrated oven with induction hob and cooker hood. Three UPVC double glazed windows to the rear elevation and doors leading to the study and side porch.



### STUDY

12'11" x 7'2" [3.94m x 2.19m]

UPVC double glazed windows to the front and side elevation and central heating radiator.



### FIRST FLOOR LANDING

Doors to two bedrooms and family bathroom. Central heating radiator.

### BEDROOM ONE

13'10" x 10'5" [4.24m x 3.20m]

UPVC double glazed windows to the front elevation, built in wardrobes and central heating radiator. Built in storage cupboard over the stairs.



### BEDROOM TWO

7'5" x 6'11" [2.27m x 2.11m]

UPVC double glazed window to the rear elevation and central heating radiator.



### SHOWER ROOM/W.C.

8'7" x 6'9" [2.63m x 2.07m]

UPVC double glazed frosted window to the rear. Three piece suite comprising corner shower cubicle wall mounted shower, wash hand basin and low flush w.c



### OUTSIDE

To the front of the property is gated entry leading to a tarmacadam driveway providing ample off road parking for three vehicles with split lawns either side and bush and shrubbery border. To the rear is a patio area with steps leading down to an attractive lawn with bush and shrubbery border with a further fenced patio to the rear. The rear garden boasts far reaching views of surrounding farmland and countryside.



### COUNCIL TAX BAND

The council tax band for this property is C.

### 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 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.