



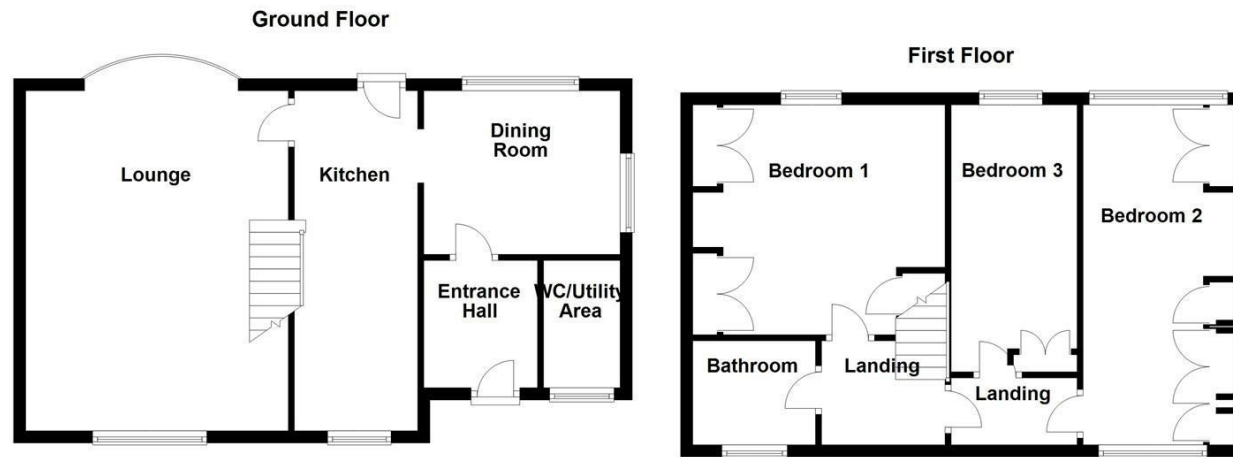
WAKEFIELD
01924 291 294

OSSETT
01924 266 555

HORBURY
01924 260 022

NORMANTON
01924 899 870

PONTEFRACT & CASTLEFORD
01977 798 844



12 Barker Road, Horbury, Wakefield, WF4 6ED

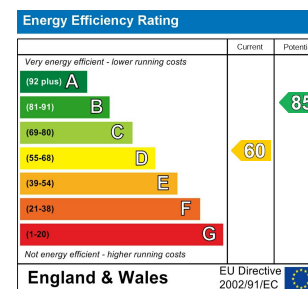
For Sale Freehold Guide Price £320,000

A superb three bedroom characterful property with plenty of original features and only a stones throw away from Horbury town centre.

The property comprises of entrance hallway with w.c, dining room, breakfast style kitchen leading to the lounge. The first floor landing benefits from three bedrooms and a family bathroom/w.c. Externally the property has shared access to the front with off road parking for two - three cars and to the rear is a lawned garden with patio seating.

The property is ideally placed for all local shops and amenities that Horbury has to offer including schools. It is also close to local bus routes for those looking to commute to surrounding areas.

Boasting plenty of character would make a superb home in a fantastic location. 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



OPEN 7 DAYS A WEEK | RICHARDKENDALL.CO.UK



ACCOMMODATION

ENTRANCE HALL

Solid door to the front with a glazed side panel leading into the entrance vestibule/hallway, which has a spacious area with a Mediterranean style tiled floor, radiator, sliding door provides access to the downstairs w.c./utility area.

W.C./UTILITY

Mediterranean tiled flooring, double glazed window to the front elevation, low level flush w.c., wall mounted wash basin. Plumbing for a washing machine and shelving.

DINING ROOM

10'7" x 8'9" [3.23m x 2.69m]
 Glazed front door leading into the dining room from the hallway. UPVC double glazed windows to the rear and side elevations. Central heating radiator, dimmer light and steps leading up to the kitchen.

KITCHEN

18'11" max x 6'7" max [5.79m max x 2.03m max]
 UPVC double glazed window to the front elevation, rear entrance door out to the garden. A range of oak base and wall units for storage, laminate work surface, double sink and drainer unit. Four ring electric hob with integrated oven and microwave. Space for a fridge freezer. Door leading through into lounge.



LOUNGE

18'4" max x 14'2" max [5.59m max x 4.32m max]
 Double glazed bow window to the rear elevation, front double glazed window . Two central heating radiators, open fireplace with feature electric log burner style fire. Built in storage under the staircase with an open staircase to the first floor landing.



FIRST FLOOR LANDING

Double glazed window to the front elevation, providing access to one bedroom and family bathroom. A door leads to a further landing area providing access to two further bedrooms.

BEDROOM ONE

12'7" max x 12'4" max [3.84m max x 3.78m max]
 UPVC double glazed window to the rear elevation. Central heating radiator, built in wardrobe and cupboard space to one side with a further cupboard over the stairs bulkhead.



BEDROOM TWO

17'7" x 8'0" [5.36m x 2.44m]
 Steps leading down to the second bedroom. Dual aspect double glazed windows to the front and rear elevation, central heating radiator, side wardrobe and drawer storage. Loft access.



BEDROOM THREE

14'4" max x 6'11" [4.39m max x 2.11m]
 UPVC double glazed window to the rear elevation, central heating radiator with double wardrobe storage and side storage cupboard.

BATHROOM

6'7" x 5'7" [2.02m x 1.71m]
 Frosted double glazed window to the front elevation. Three piece suite with a panelled bath having mixer shower over, vanity wash hand basin unit with low flush w.c. Chrome style ladder radiator.



OUTSIDE

Shared access to the front of the property, off road parking with space for two to three cars, shrubbery and borders. To the rear the garden has been well maintained with landscaped lawn, plants and borders as well as a flagged patio seating area.



COUNCIL TAX BAND

The council tax band for this property is A

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 Ossett office and they will be pleased to arrange a suitable appointment.