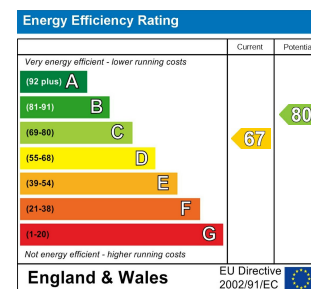




**WAKEFIELD** | **OSSETT** | **HORBURY**  
 01924 291 294 | 01924 266 555 | 01924 260 022  
**NORMANTON** | **PONTEFRACT & CASTLEFORD**  
 01924 899 870 | 01977 798 844



**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.



**119 Westfield Road, Horbury, Wakefield, WF4 6ER**  
**For Sale Freehold £395,000**

A deceptively spacious three bedroom detached family home set in this highly sought after location with driveway parking and garage with far reaching views to the rear.

With a gas fired central heating system and sealed unit double glazed windows, this traditional style detached family home is approached from an open entrance porch into a welcoming reception hall that leads through into a good sized living room that has a bay window to the front. To the rear there is a good sized separate dining room overlooking the back garden, as well as a kitchen fitted with a good range of modern units. To the first floor there are three well proportioned bedrooms served by a bathroom with a four piece suite. Outside, the property has gardens to both the front and rear, as well as driveway parking leading up a detached garage.

The property is situated in this highly sought after location on the fringe of the centre of Horbury, within easy reach of the broad range of shops, schools and recreational facilities. A broader range of amenities are available in the nearby centres of Ossett and Wakefield. The national motorway network is readily accessible.



**ACCOMMODATION**

**OPEN ENTRANCE PORCH**  
Mosaic style tiling and inner door with stained glass features to the reception hall.

**RECEPTION HALL**  
12'1" x 6'10" [max] [3.7m x 2.1m [max]]  
Wooden strip flooring, central heating radiator and stairs to the first floor.

**W.C.**  
2'6" x 4'9" [0.77m x 1.46m]  
Low flush w.c., ceramic wash basic built onto a storage unit with storage below and mixer tap, partial tiling and spotlighting to the ceiling.



**LIVING ROOM**  
15'5" x 12'5" [4.7m x 3.8m]  
Square bay window to the front, central heating radiator and provision for a wall mounted television.



**DINING ROOM**  
15'8" x 12'1" [max] [4.8m x 3.7m [max]]  
Wooden parquet flooring, window overlooking the back garden and contemporary style vertical central heating radiator. Modern ceiling cornice and picture rail.



**KITCHEN**  
17'8" x 9'10" [5.4m x 3.0m]  
Fitted with a lovely range of modern wall and base units with wood effect laminate worktops and brick set tiled splash backs. Inset stainless steel sink unit, four ring gas hob with matching splash back and filter hood over. Built in oven, space and plumbing for a washing machine and space for a side-by-side American style fridge/freezer. Central heating radiator, ceramic tiled floor and wall mounted gas fired central heating boiler. Window to the side and panelled door to the rear.

**FIRST FLOOR LANDING**  
Window to the side and central heating radiator.

**BEDROOM ONE**  
15'8" x 12'5" [max] [4.8m x 3.8m [max]]  
A lovely proportioned double bedroom with a former cast iron fireplace, contemporary style vertical central heating radiator and window taking full advantage of the views over the gardens to the rear, as well as valleys in the distance.



**BEDROOM TWO**  
12'5" x 12'5" [3.8m x 3.8m ]  
Window to the front, central heating radiator and wood effect flooring.



**BEDROOM THREE**  
9'10" x 8'2" [3.0m x 2.5m]  
A well proportioned third bedroom with a window to the front, central heating radiator and built in wardrobes.



**BATHROOM/W.C.**  
9'10" x 9'2" [3.0m x 2.8m]  
Fitted with a four piece suite comprising corner bath, separate wet room style shower with Myra electric shower, vanity wash basin and low suite w.c. with concealed cistern. Two frosted windows to the rear, part mosaic tiled walls and ladder style central heating radiator.



**OUTSIDE**  
To the front the property has a neat lawned garden with planted beds and borders, as well as a driveway. The driveway passes the side of the house to the rear where there is a detached single garage with mechanical pit. Behind the house there is a lovely back garden with a well kept lawn, stone paved patio sitting area and well established beds and borders with ornamental pond.



**COUNCIL TAX BAND**  
The council tax band for this property is D.

**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.