

WAKEFIELD
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OSSETT
01924 266 555

HORBURY
01924 260 022

NORMANTON
01924 899 870

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26 Parklands Drive, Horbury, WF4 5BR

For Sale Freehold Offers Over £199,000

Occupying a fantastic location close to Horbury town centre is this well presented two bedroom semi detached property benefitting from driveway parking and enclosed rear garden.

The property briefly comprises of living room and kitchen. The first floor landing leads to two bedrooms and shower room/w.c. Externally there are low maintenance gardens to the front and rear with two off road parking spaces.

The property is ideally located for all local shops and amenities including local schools.

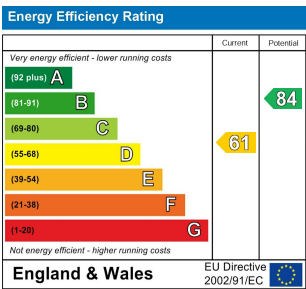
A viewing is highly recommended.

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



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.



ACCOMMODATION

KITCHEN

13'6" x 9'0" [4.12m x 2.76m]

UPVC front entrance door. Range of wall and base units with sink and drainer unit, space for a washing machine, space for a fridge/freezer and space for a gas oven. Central heating radiator, UPVC double glazed window to the front elevation and stairs leading to the lounge.



LOUNGE

13'6" x 12'5" [4.13m x 3.81m]

UPVC double glazed French doors to the rear garden, feature fireplace with electric fire and surround. Two central heating radiators and staircase to the first floor landing.



FIRST FLOOR LANDING

UPVC double glazed window to the side and doors to two bedrooms and the shower room.

BEDROOM ONE

13'5" x 9'3" [4.11m x 2.83m]

UPVC double glazed window to the rear, central heating radiator and carpeted flooring.



BEDROOM TWO

9'3" x 7'3" [2.82m x 2.22m]

UPVC double glazed window to the front, central heating radiator and built in overstairs storage cupboard.



SHOWER ROOM/W.C.

6'1" x 5'10" [1.86m x 1.79m]

Three piece suite comprising shower cubicle with glass sliding door and wall mounted shower, vanity wash hand basin with mixer tap and low flush w.c. UPVC double glazed frosted window to the front elevation and chrome style ladder radiator.



OUTSIDE

The property benefits from two off road parking spaces to the front and low maintenance front patio with raised border and shale garden. To the rear is flagged patio seating and lawned garden.



COUNCIL TAX BAND

The council tax band for this property is B.

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.