



WAKEFIELD  
01924 291 294

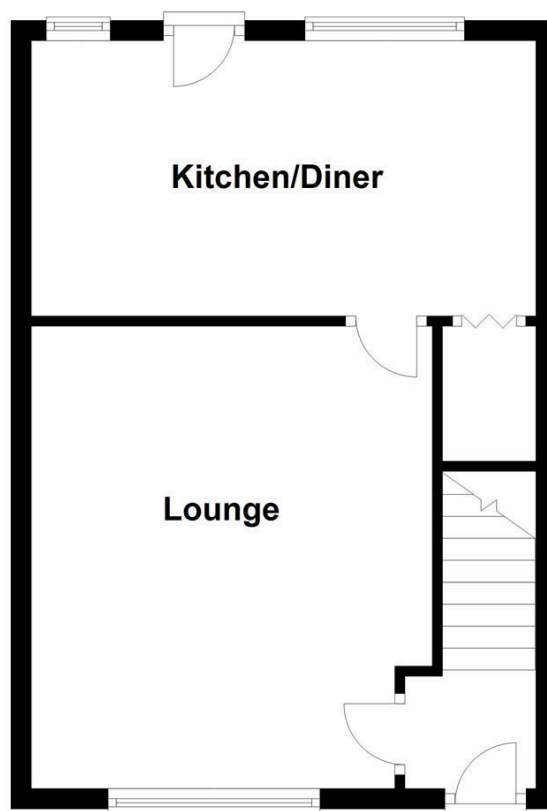
OSSETT  
01924 266 555

HORBURY  
01924 260 022

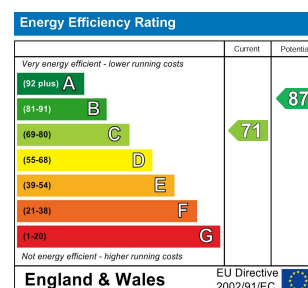
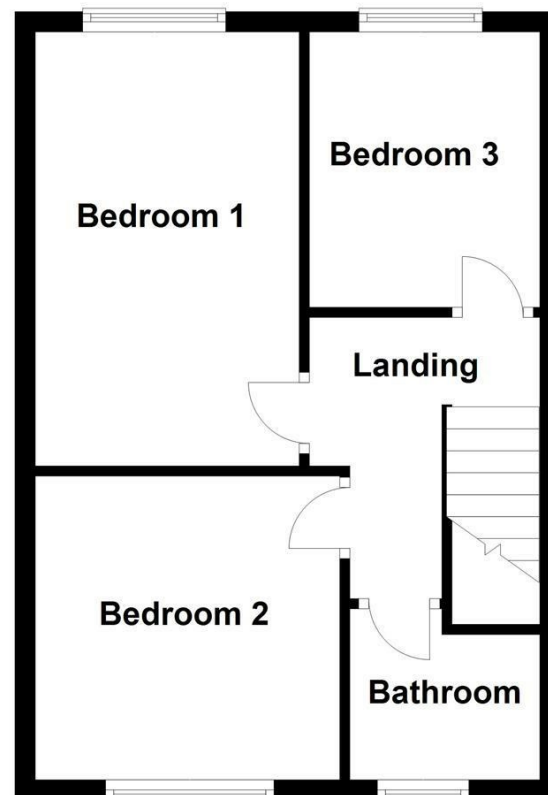
NORMANTON  
01924 899 870

PONTEFRAC & CASTLEFORD  
01977 798 844

## Ground Floor



## First Floor



### 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.



## 78 Southfield Lane, Horbury, Wakefield, WF4 5AP

### For Sale Freehold £160,000

Deceptive from the main roadside is this well presented three bedroom town house benefitting from UPVC double glazing and gas central heating.

The property briefly comprises entrance hall, lounge and kitchen/diner. The first floor landing leads to three well proportioned bedrooms and modern house bathroom/w.c. Outside there is on street parking to the front and a lawned garden. Whilst to the rear is a low maintenance garden.

The property is well placed to local amenities including shops and schools with local bus routes nearby and having good access to the motorway network.

An ideal home for the first time buyer, couple or family looking to gain access onto the property market and an early viewing comes highly recommended.



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## ACCOMMODATION

### ENTRANCE HALL

Radiator, stairs to the first floor landing and door leading through to the lounge.

### LOUNGE

14'11" x 12'11" [4.55m x 3.96m]

UPVC double glazed window to the front, radiator, coving to the ceiling, dado rail, gas fire with full marble fire surround and door to the kitchen/diner.



### KITCHEN/DINER

16'1" x 8'11" [4.92m x 2.72m]

Range of modern fitted wall and base units with work surface over incorporating stainless steel sink and drainer

with mixer tap, space for a cooker, space and plumbing for a washing machine, space for a dryer and space for fridge/freezer. Two UPVC double glazed windows and door to the rear. Tiled effect floor, recess ceiling spotlights, radiator and the boiler is housed in here. Folding door to the understairs storage.



### FIRST FLOOR LANDING

Loft access, doors to three bedrooms and the bathroom.

### BEDROOM ONE

13'10" x 8'1" [4.23m x 2.47m]

UPVC double glazed window to the rear and radiator.



### BEDROOM TWO

10'1" x 8'6" [3.08m x 2.61m]

Fitted double wardrobe with sliding doors, UPVC double glazed window to the front and radiator.



### BEDROOM THREE

9'0" x 7'10" [2.76m x 2.41m]

UPVC double glazed window to the rear, radiator and fitted double wardrobe.



### BATHROOM/W.C.

6'2" x 6'9" [max] x 4'11" [min] [1.88m x 2.08m [max] x 1.50m [min]]

Three piece suite comprising low flush w.c., wash basin and panelled bath with electric shower over. Heated chrome towel radiator and UPVC double glazed frosted window to the front.



### OUTSIDE

To the front is on street parking and a lawned garden. To the rear is a low maintenance flagged and stone garden with outhouse.



### COUNCIL TAX BAND

The council tax band for this property is A.

### 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.