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 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.



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



65 Wakefield Road, Horbury, Wakefield, WF4 5HG

For Sale Freehold £550,000

Situated close to Horbury town centre is this well presented and extended five bedroom detached former bungalow benefitting from gated driveway parking, double garage and attractive gardens.

The property briefly comprises of the entrance hall, bedroom three, kitchen, conservatory, lounge, two further bedrooms (bedrooms one and two) and bathroom. The first floor landing leads to two further bedrooms (bedrooms four and five) and shower room. Externally to the front is an attractive lawned garden with gated entry. To the rear is a spacious garden with several patio areas and gated entry to the driveway providing parking for three vehicles and a detached double garage.

The property is ideally placed for all local shops and amenities that Horbury has to offer and is within walking distance of local schools. The motorway network is nearby, perfect for those looking to travel further afield.

This spacious property would make a fantastic family home and a viewing is highly recommended.



ACCOMMODATION

ENTRANCE HALL

UPVC front entrance door, doors to three bedrooms, bathroom and kitchen.

BEDROOM THREE

13'5" x 11'11" [4.09m x 3.65m]

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

KITCHEN

13'4" x 7'10" [4.08m x 2.40m]

Range of wall and base units with wood effect laminate work surface over, space for a gas cooker, space for a fridge/freezer, space for a washing machine and space for a dryer. UPVC sliding doors to the conservatory, central heating radiator, tiled floor, velux window and two storage cupboards. Door leading through to the lounge.

CONSERVATORY

9'6" x 9'5" [2.92m x 2.89m]

UPVC double glazed windows to the side, UPVC sliding door to the rear, tiled floor and central heating radiator.

BEDROOM ONE

13'3" x 12'0" [4.04m x 3.66m]

UPVC double glazed window to the front elevation, central heating radiator and spotlights.



BEDROOM TWO

8'8" x 7'10" [2.65m x 2.39m]

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

BATHROOM/W.C.

7'8" x 6'2" [2.36m x 1.89m]

Three piece suite comprising corner bath with hand held shower attachment, low flush w.c. and wash

hand basin with mixer tap. UPVC double glazed frosted window to the rear elevation, central heating radiator and spotlights.



LOUNGE

23'3" x 15'3" [max] [7.11m x 4.66m [max]]

UPVC double glazed windows to the front and side elevation, UPVC sliding doors to the rear garden and central heating radiator. Stairs to the first floor landing.



FIRST FLOOR LANDING

Doors to shower room and two further bedrooms.

BEDROOM FOUR

8'4" x 10'6" [2.56m x 3.21m]

UPVC double glazed window to the side elevation, central heating radiator, two sets of fitted wardrobes, velux windows to the front and rear.

SHOWER ROOM/W.C.

13'5" [max] x 9'11" [min] [4.09m [max] x 3.04m [min]]

Three piece suite comprising walk in double shower cubicle with wall mounted electric shower, vanity wash hand basin with mixer tap and low flush w.c. Velux windows to the front and rear, chrome ladder style radiator, built in storage into the eaves, spotlights and door leading through to bedroom four.

BEDROOM FIVE

10'5" x 13'8" [3.20m x 4.19m]

Velux windows to the front and rear, central heating radiator and spotlights.



OUTSIDE

To the front of the property is gated entry onto the attractive lawned garden with bush and shrubbery border. To the rear is a detached double garage with up and over door. There is gated entry to the driveway providing off road parking for three vehicles with decked patio area and further decked seating area with pergola and flagged patio, perfect for outdoor dining and entertaining.



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.