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## 32 Bracken Hill View, Horbury, Wakefield, WF4 6FD

**For Sale Freehold £255,000**

Set back from the main roadside and occupying a generous sized corner plot position with huge potential to extend or develop further (subject to consent) is this spacious and versatile three bedroom end town house.

With UPVC double glazing and gas central heating, the property fully comprises of entrance hall, downstairs w.c., kitchen and lounge/diner. Stairs to the first floor lead to two bedrooms and house bathroom. A further set of stairs lead to the second floor landing which provides access to the spacious bedroom one with en suite shower room. There is a small low maintenance garden to the front and driveway providing off street parking leading to the brick built garage with up and over door. To the rear is a decked patio and large garden to the side offering huge potential incorporating play area and further patio.

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.

Simply a fantastic home, ideal for the growing family having a generous sized garden, ideal for entertaining space and offered for sale with no onward chain. An early viewing comes highly recommended.

### IMPORTANT NOTE TO PURCHASERS

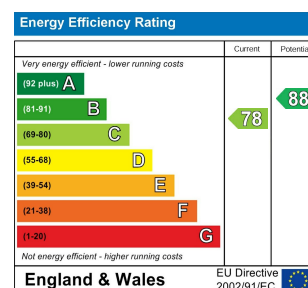
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements to enable them to obtain exact 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.



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## ACCOMMODATION

### ENTRANCE HALL

Entrance door, laminate floor, radiator, stairs to the first floor landing, doors to the kitchen, lounge/diner and downstairs w.c.

### W.C.

Low flush w.c., pedestal wash basin, radiator and vinyl flooring.

### KITCHEN

6'3" x 10'1" [1.93m x 3.08m]

Range of modern wall and base units with work surface over incorporating 1 1/2 stainless steel sink and drainer, space for fridge/freezer, integrated oven and grill with four ring gas hob and filter hood above. Plumbing for a washing machine, radiator, UPVC double glazed window to the front and vinyl flooring.



### LOUNGE/DINING ROOM

20'3" [max] x 10'0" [min] x 13'6" [6.19m [max] x 3.06m [min] x 4.13m]

Two radiators, UPVC double glazed French doors and bay windows to the rear and door to understairs storage cupboard.



### FIRST FLOOR LANDING

Radiator, stairs to the second floor landing and doors to two bedrooms and bathroom.

### BEDROOM THREE

5'4" [min] x 8'9" [max] x 13'6" [1.65m [min] x 2.68m [max] x 4.13m]

UPVC double glazed windows to the front and radiator.

### BATHROOM/W.C.

6'9" x 7'1" [2.08m x 2.17m]

Low flush w.c., pedestal wash basin and tiled bath with mixer shower attachment over. UPVC double glazed frosted window to the side, tiled effect floor and radiator.



### BEDROOM TWO

13'6" x 7'10" [min] x 9'5" [max] [4.13m x 2.41m [min] x 2.88m [max]]

UPVC double glazed windows to the rear, radiator and laminate floor.



### SECOND FLOOR LANDING

Door to bedroom one.

### BEDROOM ONE

10'1" [max] x 5'10" [min] x 22'8" [3.09m [max] x 1.79m [min] x 6.91m]

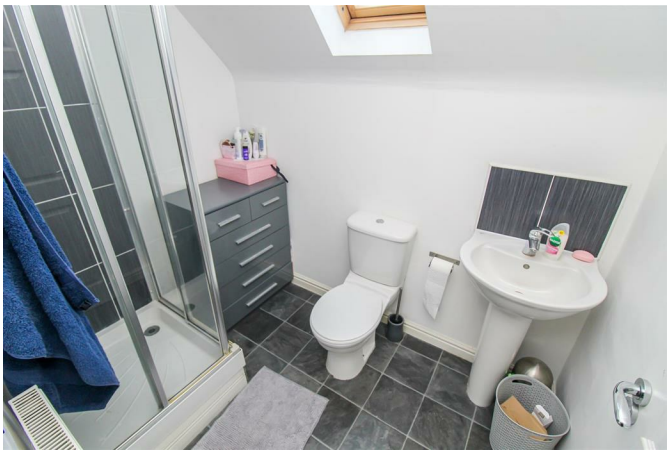
UPVC double glazed window to the front, two double glazed velux windows to the rear, two radiators, loft access, door to the storage cupboard and en suite shower room.



### EN SUITE SHOWER ROOM/W.C.

5'4" x 7'4" [1.63m x 2.24m]

Low flush w.c., pedestal wash basin, shower cubicle with mixer shower, radiator, tiled effect floor and timber framed double glazed velux window to the rear.



### OUTSIDE

To the front is a small low maintenance garden area, door to the outhouse for storage and driveway providing off street parking for two vehicles leading to the brick built garage with up and over door (end garage of three). To the side is a generous sized garden with patio areas, play area and good sized lawn.



### COUNCIL TAX BAND

The council tax band for this property is C.

### 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.