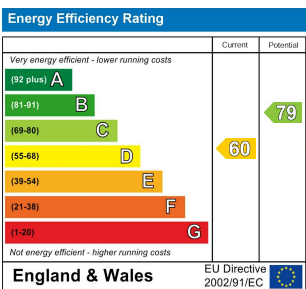


**IMPORTANT NOTE TO PURCHASERS**  
 We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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

WAKEFIELD

01924 291 294

OSSETT

01924 266 555

HORBURY

01924 260 022

NORMANTON

01924 899 870

PONTEFRACT & CASTLEFORD

01977 798 844



## 27 Wynthorpe Road, Horbury, Wakefield, WF4 5BB

### For Sale Freehold £325,000

Situated close to Horbury town centre and offered on the open market for the first time is this three bedroom detached property benefitting from driveway parking, garage and enclosed rear garden.

The property briefly comprises of the entrance hall, living room, dining room and kitchen. The first floor landing provides access to three bedrooms, bathroom and separate w.c. Externally to the front is a low maintenance garden and a gated driveway providing off road parking for two vehicles and garage. There are separate outhouses for storage, outside toilet and rear garden with patio area and lawn with separate storage building, which could be used for a variety of uses such as potential workshop, craft room, ect.

The property is within close proximity to Horbury town centre and all the local shops and amenities it has to offer. The motorway network is only a short drive away, perfect for those looking to commute further afield.

The property has potential to be a fantastic family home with a degree of modernisation required and a viewing is highly recommended.





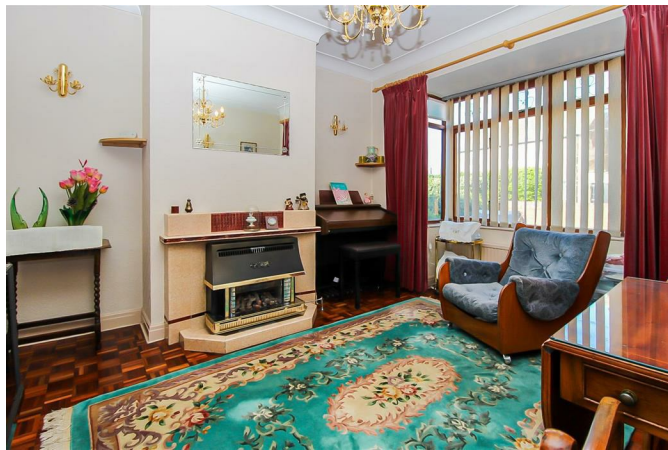
## ACCOMMODATION

### ENTRANCE HALL

Front entrance door, central heating radiator, built in understairs storage cupboard, stairs to the first floor landing and doors to the living room, dining room and kitchen.

### LIVING ROOM

14'6" x 11'11" [4.42m x 3.65m]  
Timber framed double glazed window to the front elevation, central heating radiator and original feature gas fireplace with marble surround. Double timber doors leading through to the dining room.



### DINING ROOM

9'7" x 8'8" [2.94m x 2.66m]  
Timber framed door to the rear with window panels either side, central heating radiator, original serving hatch through to the kitchen and feature gas fireplace with marble surround.



### KITCHEN

9'7" x 9'8" [2.93m x 2.96m]  
Range of base units with laminate work surface over, stainless steel sink and drainer unit, space for a gas cooker, space for a fridge/freezer and space for a washing machine. Built in understairs storage cupboard, timber framed double glazed window to the rear and side with door to the side.

### FIRST FLOOR LANDING

Doors to three bedrooms, bathroom and separate w.c.  
Timber framed single glazed panel window.

### BEDROOM ONE

12'11" x 11'11" [3.94m x 3.64m]  
Timber framed double glazed window to the rear elevation, central heating radiator, two built in wardrobes and original open fireplace.



### BEDROOM TWO

11'11" x 11'11" [3.64m x 3.64m]  
Timber framed double glazed window to the front elevation, central heating radiator and original open fireplace.



### BEDROOM THREE

8'5" x 8'5" [2.59m x 2.58m]  
Timber framed double glazed window to the front elevation and central heating radiator.

### BATHROOM

8'5" x 6'5" [2.59m x 1.97m]  
Two piece suite comprising wall mounted electric shower over the bath and wash hand basin. Timber framed double glazed frosted window to the rear elevation and built in storage.



### W.C.

5'6" x 2'9" [1.69m x 0.85m]  
Low flush w.c., fully tiled walls and timber framed double glazed frosted window to the side elevation.

### OUTSIDE

To the front is a gated driveway with space for two vehicles. To the rear is a lawned garden with patio seating, outside toilet and detached storage garage. There are outhouses to the side for extra storage, which could be used for a variety of uses such as a potential workshop, craft room, ect.



### 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.