



WAKEFIELD
01924 291 294

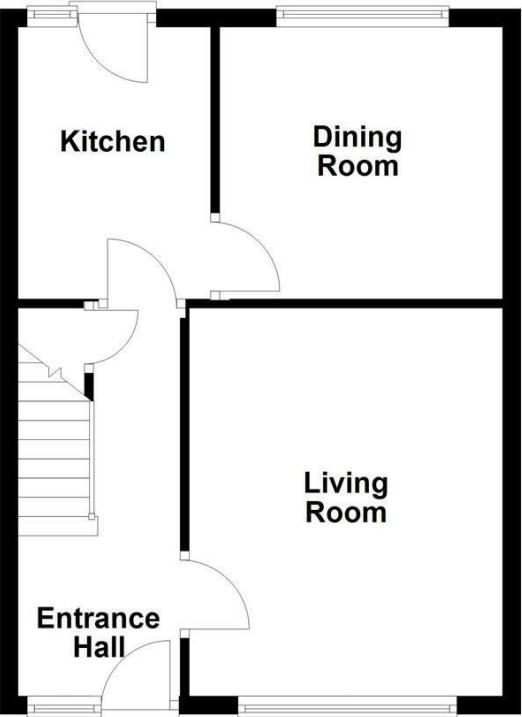
OSSETT
01924 266 555

HORBURY
01924 260 022

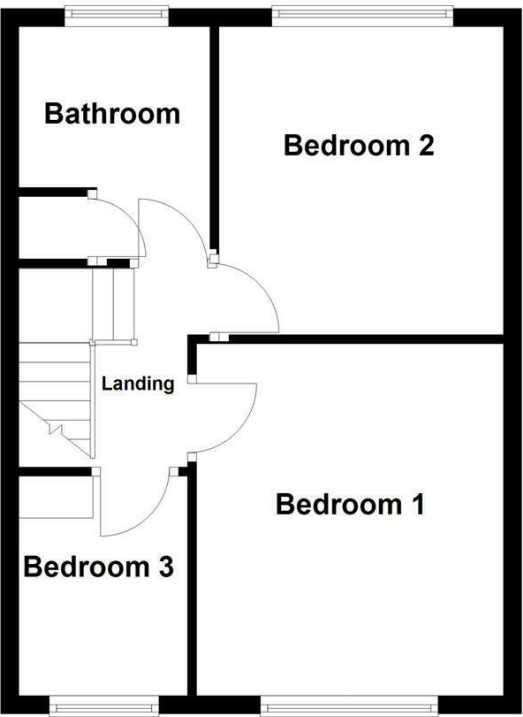
NORMANTON
01924 899 870

PONTEFRACT & CASTLEFORD
01977 798 844

Ground Floor



First Floor

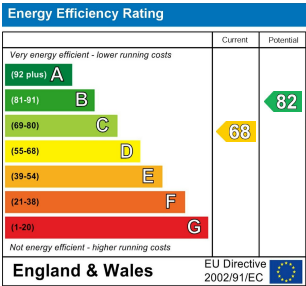


IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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



26 Victoria Street, Horbury, Wakefield, WF4 6EH
For Sale Freehold £295,000

Nestled in a cul-de-sac location is this well presented three bedroom semi detached property sitting on a generous sized plot benefitting from ample reception space, off road parking and an attractive enclosed rear garden.

The property briefly comprises of the entrance hall, living room, kitchen and dining room. The first floor landing leads to three bedrooms and house bathroom. Outside to the front is a lawned garden and driveway providing off road parking for several vehicles running down the side of the property under a car port leading to the single detached garage. To the rear is an enclosed garden laid to lawn with paved patio area, perfect for outdoor dining.

Situated in Horbury, the property is well placed to local amenities including shops and schools with local bus routes nearby. There is good access to the motorway network.

Offered for sale with no chain and vacant possession, only a full internal inspection will reveal all that's on offer at this home and an early viewing comes highly recommended.



ACCOMMODATION

ENTRANCE HALL

UPVC double glazed entrance door, coving to the ceiling, central heating radiator, stairs to the first floor landing with understairs storage cupboard and doors to the living room and kitchen.

LIVING ROOM

14'7" x 13'11" [4.47m x 4.25m]

Gas fireplace with marble hearth, surround and wooden mantle, central heating radiator, coving to the ceiling and UPVC double glazed window to the front.



KITCHEN

6'11" x 9'9" [2.13m x 2.98m]

Range of wall and base units with laminate work surface over, stainless steel sink and drainer with mixer tap, integrated oven with four ring gas hob and extractor hood. Space and plumbing for a washing machine, space for an under counter fridge/freezer, coving to the ceiling, UPVC double glazed frosted door to the rear and door to the dining room.

DINING ROOM

9'10" x 10'2" [3.01m x 3.12m]

Central heating radiator, UPVC double glazed window to the rear and coving to the ceiling.



FIRST FLOOR LANDING

Loft access, UPVC double glazed window to the side and doors to three bedrooms and bathroom.

BEDROOM ONE

10'8" x 13'4" [3.26m x 4.07m]

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



BEDROOM TWO

10'4" x 10'7" [3.15m x 3.24m]

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



BEDROOM THREE

6'8" x 8'2" [max] x 7'3" [min] [2.05m x 2.5m [max] x 2.23m [min]]

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

BATHROOM/W.C.

6'11" x 7'7" [max] x 5'4" [max] [2.12m x 2.33m [max] x 1.65m [max]]

Three piece suite comprising low flush w.c., pedestal wash basin with mixer tap and panelled bath with overhead shower attachment. Central heating radiator, UPVC double glazed frosted window to the rear and spotlights. Storage cupboard housing the Ideal combi boiler.



OUTSIDE

To the front is a lawned garden with paved pathway to the front door and driveway providing off road parking for several vehicle leading under a car port to the single detached garage with up and over door. To the rear is a lawned garden with planted bed and paved patio area, perfect for outdoor dining and entertaining, fully enclosed by timbe fencing.



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.