



WAKEFIELD
01924 291 294

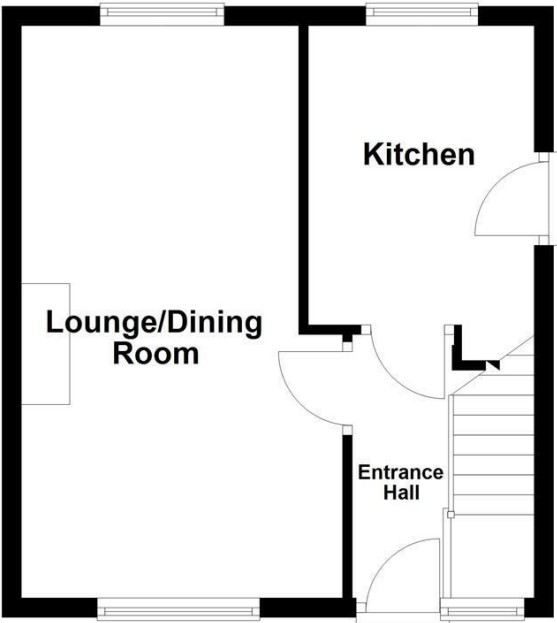
OSSETT
01924 266 555

HORBURY
01924 260 022

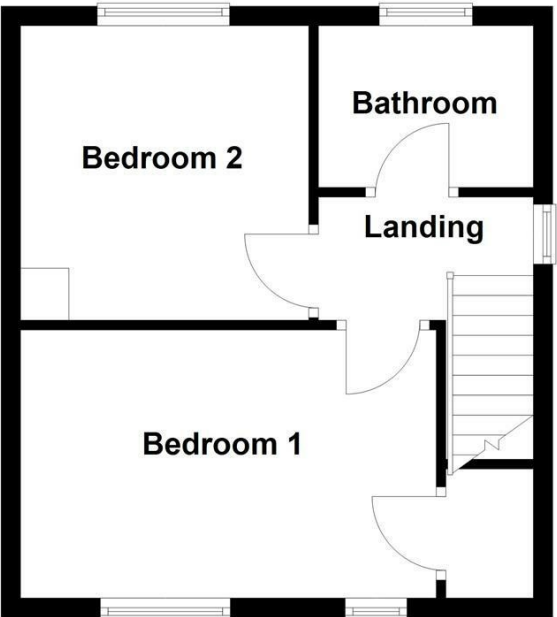
NORMANTON
01924 899 870

PONTEFRACT & CASTLEFORD
01977 798 844

Ground Floor



First Floor

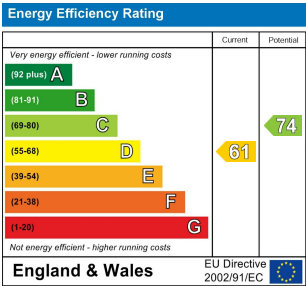


IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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



180 Bridge Road, Horbury, Wakefield, WF4 5NT

For Sale Freehold £174,995

Situated in the highly sought after area of Horbury Bridge, this two bedroom semi detached property offers an excellent opportunity for buyers seeking a home with great potential. In need of a degree of modernisation, the property boasts two well proportioned bedrooms, generous reception space, off road parking, and a substantial plot with front and rear gardens, offering excellent potential for extension [subject to planning permission].

The accommodation briefly comprises an entrance hall with stairs to the first floor landing, a spacious lounge/dining room and a kitchen with access to the side of the property. To the first floor, there are two bedrooms [bedroom one with over stairs storage] and a house bathroom. Externally, the front garden features a lawn with mature shrubs and flowers, a paved pathway to the entrance, and is enclosed by stone walling and hedging with an iron gate for access. The generous rear and side gardens include a paved patio ideal for outdoor dining, lawned areas with mature planting, two brick-built outbuildings, and a detached single garage with double doors providing secure off road parking.

Horbury Bridge is a desirable location ideal for a range of buyers, including first time purchasers, small families, and professional couples. Local shops, schools, and public houses are within walking distance, while nearby towns such as Ossett, Horbury, and Wakefield provide a wider range of amenities. Excellent transport links include regular bus services and close proximity to the M1 motorway, making it perfect for commuters.

A property with outstanding potential, an early internal viewing is highly recommended to fully appreciate the space, setting, and opportunity on offer.



ACCOMMODATION

ENTRANCE HALL

Accessed via a timber framed front door with frosted glass panes, hardwood timber framed double glazed window to the front, staircase leading to the first floor landing and internal doors to the lounge/dining room and kitchen.

LOUNGE/DINING ROOM

19'5" x 10'7" [max] x 8'2" [min] (5.92m x 3.23m [max] x 2.50m [min])

A bright dual aspect reception room with hardwood timber framed double glazed windows to the front and rear elevations, and a gas fireplace with stone effect hearth and chimney breast, creating a welcoming focal point.

KITCHEN

7'4" x 11'5" [max] x 10'1" [min] (2.25m x 3.50m [max] x 3.08m [min])

Fitted with a range of wall and base units with laminate work surfaces, sink and drainer with mixer tap, tiled splashbacks and four ring electric hob with extractor hood above. Integrated oven,

integrated fridge freezer and space/plumbing for a washing machine. A wall mounted gas heater and hot water boiler are housed here, along with a hardwood timber framed double glazed window to the rear and a frosted timber framed door leading to the side of the property.

FIRST FLOOR LANDING

A frosted hardwood timber framed double glazed window to the side, loft access, and doors leading to two bedrooms and the house bathroom.

BEDROOM ONE

9'0" x 14'0" (2.75m x 4.27m)

A well sized double bedroom with two hardwood timber framed double glazed windows to the front elevation, wall mounted electric oil heater and overstairs storage cupboard.

BEDROOM TWO

10'1" x 9'10" [max] x 8'6" [min] (3.08m x 3.00m [max] x 2.61m [min])

A hardwood timber framed double glazed window to the rear elevation, offering pleasant garden views.

BATHROOM/W.C.

5'5" x 7'1" (1.67m x 2.17m)

Fitted with a three piece suite comprising a panelled bath with electric shower and handheld attachment, wash basin set into a vanity storage unit, and a low flush w.c. The bathroom also includes full tiling, hardwood frosted timber framed double glazed rear window and wall mounted electric heater.

OUTSIDE

The front garden is mainly laid to lawn with mature shrubs and flowers throughout, enclosed by a low wall and iron fencing with a pedestrian gate leading to a paved pathway and the front door. There is also hedging to one side offering additional privacy. The rear garden is laid to lawn with mature planting, paved pathways and two brick built outbuildings providing useful storage. At the far end, there is a single detached garage providing off road parking, accessed from the rear.

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.