



WAKEFIELD
01924 291 294

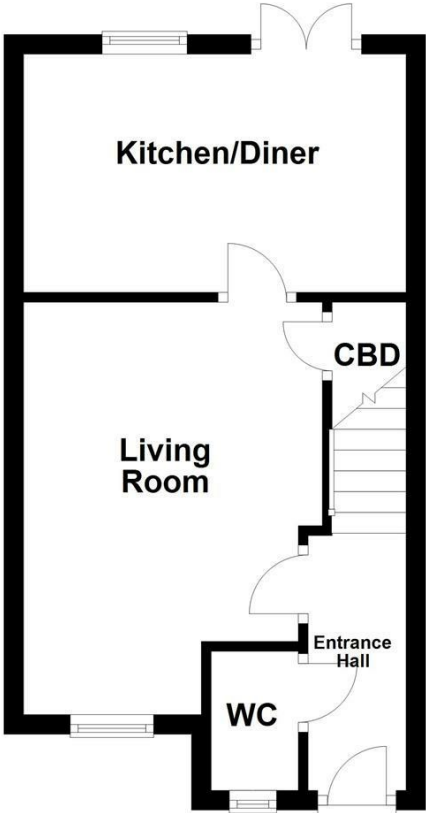
OSSETT
01924 266 555

HORBURY
01924 260 022

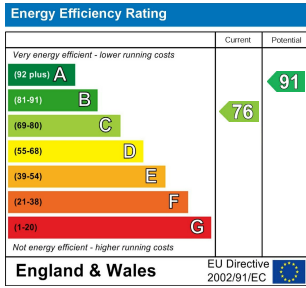
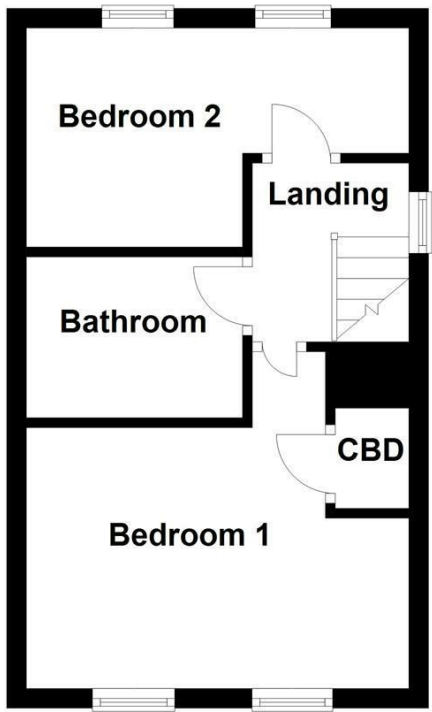
NORMANTON
01924 899 870

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.



44 Bracken Hill View, Horbury, Wakefield, WF4 6FD
For Sale Freehold £210,000

Situated in the sought after village of Horbury and nestled in a corner position on this modern development is this superbly presented two bedroom end town house benefitting from off road parking, an attractive rear garden and well proportioned accommodation.

The property briefly comprises of the entrance hall, downstairs w.c., living room with understairs storage and kitchen/diner. The first floor landing leads to two bedrooms and the house bathroom/w.c. Outside to the front of the property is a tarmac driveway providing off road parking, lawned garden and paved pathway to the front door. The rear is predominantly laid to lawn with paved patio area, space for a garden shed and enclosed by timber fencing. Beyond the rear garden is a recreational green area.

Enjoying a tucked away position in Horbury, the property is well placed for access to local amenities including shops, schools, bus routes nearby and good access to the motorway network for those wishing to commute further afield.

Only a full internal inspection will reveal all that's on offer at this well presented family home and an early viewing comes highly advised to avoid disappointment.



ACCOMMODATION

ENTRANCE HALL

Central heating radiator, stairs to the first floor landing and doors leading to the living room and downstairs w.c.

W.C.

2'11" x 4'7" [0.89m x 1.42m]

Central heating radiator, UPVC double glazed frosted window to the front, low flush w.c., pedestal wash basin with mixer tap and tiled splash back.

LIVING ROOM

13'10" x 10'0" [max] x 5'9" [min] [4.22m x 3.06m [max] x 1.76m [min]]

UPVC double glazed window to the front, central heating radiator, access to understairs storage and door to the kitchen/diner.

KITCHEN/DINER

7'11" x 13'0" [2.43m x 3.97m]

Range of modern wall and base units with laminate work surface over, 1 1/2 stainless steel sink and drainer with mixer tap, four ring gas hob with

partial pyrex splash back and stainless steel extractor hood above. Integrated oven, space for a fridge/freezer, space and plumbing for a washing machine and tumble dryer. Extractor fan, UPVC double glazed window and French doors leading to the rear garden and central heating radiator.

FIRST FLOOR LANDING

UPVC double glazed window to the side and doors to two bedrooms and the house bathroom.

BEDROOM ONE

13'0" x 11'3" [max] x 5'10" [min] [3.98m x 3.45m [max] x 1.79m [min]]

Two UPVC double glazed windows to the front, central heating radiator and access to overstairs storage cupboard.

BEDROOM TWO

13'0" x 7'4" [max] x 4'2" [min] [3.98m x 2.24m [max] x 1.28m [min]]

Two UPVC double glazed windows to the rear, loft access and central heating radiator.

BATHROOM/W.C.

7'2" x 5'5" [2.2m x 1.66m]

Extractor fan, chrome ladder style radiator, low flush w.c., pedestal wash basin with mixer tap and tiled splash back, panelled bath with mixer tap and overhead shower head attachment.

OUTSIDE

To the front of the property there is a tarmac driveway providing off road parking and a lawned garden with pebbled feature and pathway to the front door with two further parking spaces to the side of the property. To the rear the garden is mainly laid to lawn and a paved patio area, perfect for outdoor dining and entertaining with space for a timber shed, fully enclosed by timber fencing.

COUNCIL TAX BAND

The council tax band for this property is B.

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.