



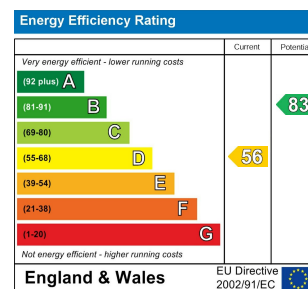
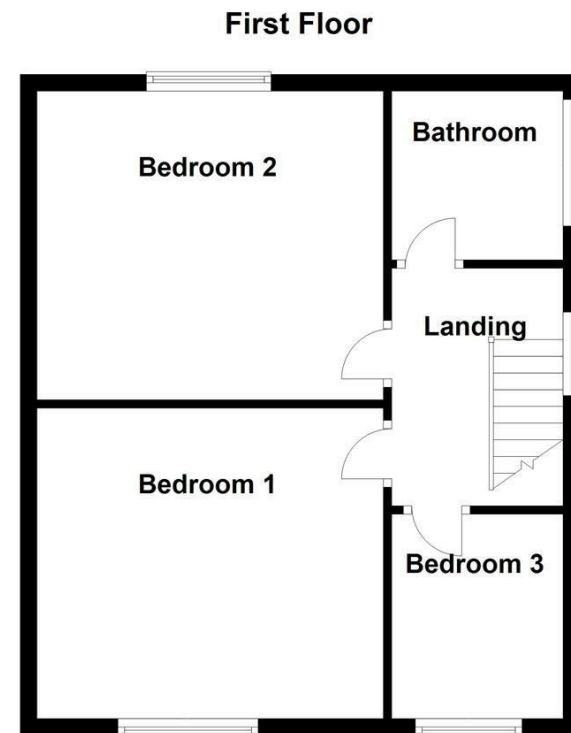
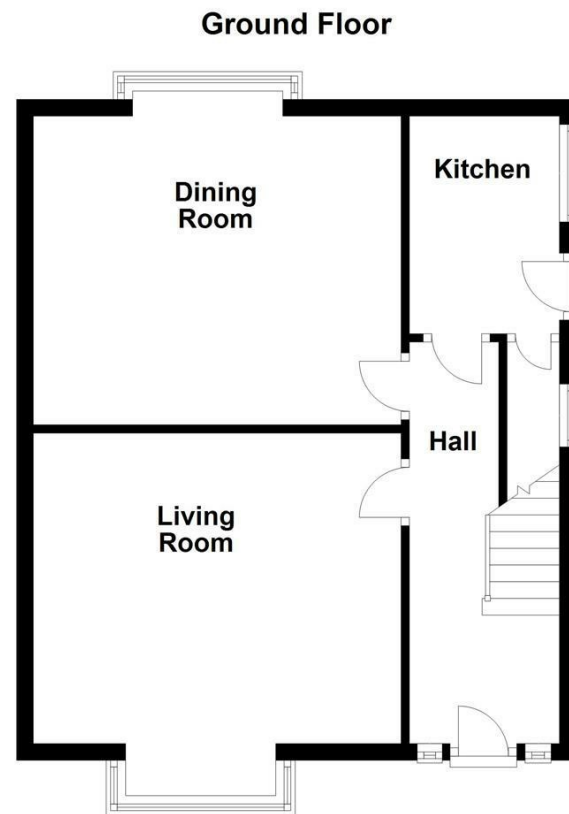
WAKEFIELD  
01924 291 294

OSSETT  
01924 266 555

HORBURY  
01924 260 022

NORMANTON  
01924 899 870

PONTEFRACT & CASTLEFORD  
01977 798 844



**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.



**148 Horbury Road, Wakefield, WF2 8BQ**

**For Sale Freehold Asking Price £200,000**

Situated close to Thornes Park is this three bedroom semi detached property benefitting from well proportioned bedrooms, driveway parking and spacious rear garden.

The property briefly comprises of entrance hall, living room, dining room and kitchen. The first floor landing leads to three bedrooms and family bathroom/w.c. Outside there are low maintenance gardens to the front and rear with patio seating and side tarmac driveway leading to the detached garage.

Situated close to Wakefield city centre, the property is ideally located for all local shops and amenities including local schools. The property is on main bus routes for those looking to commute further afield.

Offering plenty of character and potential, this property would make a fantastic family home and a viewing is highly recommended.



**OPEN 7 DAYS A WEEK | RICHARDKENDALL.CO.UK**



**BATHROOM/W.C.**  
6'8" x 6'7" (2.05m x 2.02m)  
UPVC double glazed frosted window to the side, three piece suite comprising hand held shower over the bath, wash hand basin and low flush w.c. Partially tiled walls.



**FIRST FLOOR LANDING**  
Access to three bedrooms and family bathroom.

**BEDROOM ONE**  
13'7" x 12'2" (4.15m x 3.72m)  
UPVC double glazed window to the front elevation, original feature open fireplace and built in storage cupboard.



**OUTSIDE**  
To the front of the property there is a bush and shrubbery garden with a tarmac driveway to the side of the property with ample space for two/three cars and a detached garage with up and over door. To the rear is a flagged patio seating area with low maintenance lawns and bush and shrubbery border.



**ACCOMMODATION**

**ENTRANCE HALL**  
Radiator and access to the living room, dining room and kitchen.

**LIVING ROOM**  
14'5" x 12'2" (4.41m x 3.72m)  
UPVC double glazed window to the front elevation and feature brick fireplace with gas fire.



**DINING ROOM**  
14'5" x 12'1" (4.41m x 3.70m)  
UPVC double glazed box window to the rear elevation and feature brick fireplace with gas fire.

**KITCHEN**  
8'6" x 5'10" (2.61m x 1.80m)  
Fitted kitchen with a range of wooden wall and base units with laminate work tops, space for a gas cooker with cooker hood, space for a fridge/freezer and space for a washing machine. Tiled splash back, built in understairs storage pantry, UPVC double glazed window to the side elevation and side door to the driveway.

**BEDROOM TWO**  
12'1" x 13'7" (3.7m x 4.15m)  
UPVC double glazed window to the rear elevation, original feature open fireplace and built in storage.



**BEDROOM THREE**  
8'0" x 6'8" (2.45m x 2.05m)  
UPVC double glazed window to the front elevation.

**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 Wakefield 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.