



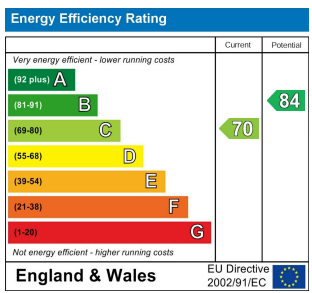
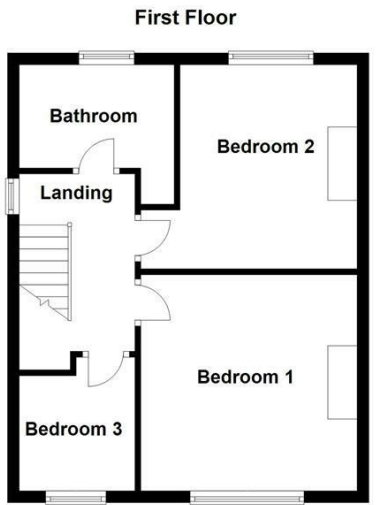
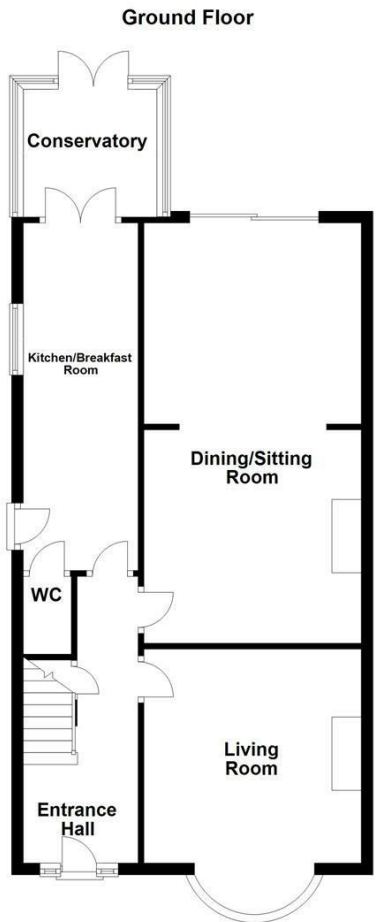
WAKEFIELD  
01924 291 294

OSSETT  
01924 266 555

HORBURY  
01924 260 022

NORMANTON  
01924 899 870

PONTEFRACT & CASTLEFORD  
01977 798 844



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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.

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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.



**411 Horbury Road, Wakefield, WF2 8JJ**  
**For Sale Freehold £275,000**

Situated in a sought after location between Wakefield and Horbury is this three bedroom extended semi detached property benefiting from well proportioned accommodation throughout, ideal for those who enjoy entertaining, three good size bedrooms, ample off road parking and an attractive enclosed rear garden.

The accommodation briefly comprises entrance hall, living room, dining sitting room, kitchen breakfast room, downstairs w.c. and conservatory. To the first floor landing there are three bedrooms and the house bathroom with loft access. Outside to the front of the property the garden is pebbled with raised beds, drystone wall surround, mature trees and shrubs throughout with woodchip area surrounded by walls with iron double gates providing access. The driveway runs downs to the side of the property to the single detached garage with timber doors. The rear garden is lawned and planted incorporating mature trees and shrubs, sunflowers and evergreens and also a paved patio area perfect for outdoor dining and entertaining purpose. The garden itself is tranquil and fully enclosed by walls and timber fencing.

This property is an ideal purchase for a range of buyers, in need of a degree of modernisation but with great potential. Only a full internal inspection will truly show what is to offer and an early viewing is highly advised to avoid any disappointment.



## ACCOMMODATION

### ENTRANCE HALL

UPVC front door with stained and frosted glass panes leading to the entrance hall. Stairs providing access to the first floor landing with understairs storage, dado rail, coving to the ceiling, central heating radiator and doors to the living room, sitting/dining room and kitchen breakfast room.

### LIVING ROOM

14'5" x 12'2".m max x 7'3" min [4.41m x 3.73.m max x 2.23m min]

UPVC double glazed bow window to the front, dado rail, coving to the ceiling, central heating radiator, decorative open fireplace with marble hearth, surround and ornate mantle.



### DINING/SITTING ROOM

24'2" x 12'2" max x 8'10" min [7.37m x 3.71m max x 2.7m min]

Set of UPVC double glazed sliding doors to the rear garden, two central heating radiators, serving hatch to the kitchen breakfast room, coving to the ceiling, further open fireplace with marble hearth and surround with ornate mantle.



### KITCHEN BREAKFAST ROOM

20'1" x 6'5" [6.14m x 1.96m]

Timber framed door with frosted glass pane to the side, door to the downstairs w.c., timber frame double doors with glass pane to the conservatory, coving to the ceiling, dado rail, central heating radiator. A range of wall and base units with laminate work surface over, 1 1/2 sink and drainer with mixer tap, tiled splashback, space and plumbing for a washing machine and dishwasher, space for a gas cooker, space for fridge freezer, built in extractor hood and serving hatch into the dining/sitting room.



### DOWNSTAIRS W.C.

27" x 4'3" [0.81m x 1.31m]

Frosted UPVC double glazed window to the side. Extractor fan, low flush w.c. and wall mounted wash basin.

### CONSERVATORY

UPVC double glazed windows and UPVC double glazed French doors to the rear garden.



### FIRST FLOOR LANDING

Coving to the ceiling, timber framed double glazed window to the side, dado rail, doors to the bedrooms and house bathroom/w.c.

### BEDROOM ONE

11'11" x 12'3" max x 10'9" min [3.64m x 3.74m max x 3.28m min]

Fitted wardrobes, dressing table, central heating radiator, coving to the ceiling, UPVC double glazed window to the front.



### BEDROOM TWO

11'11" x 12'3" max x 8'9" min [3.64m x 3.74m max x 2.69m min]

UPVC double glazed window to the rear, central heating radiator, fitted wardrobes, coving to the ceiling.



### BEDROOM THREE

6'5" x 7'9" max x 7'2" min [1.96m x 2.37m max x 2.2m min]

UPVC double glazed window to the front, central heating radiator, coving to the ceiling.

### BATHROOM/W.C.

5'10" x 8'7" [1.78m x 2.64m]

Frosted UPVC double glazed window to the rear, central heating radiator, loft access, coving to the ceiling, low flush w.c., bidet system beside, ceramic wash basin built into storage unit with mixer tap, panelled bath with mixer tap and electric shower head attachment. Partial tiling, fitted storage.

### OUTSIDE

The front garden is pebbled with dry stone wall, raised planted beds, mature trees and shrubs throughout and slightly woodchip. Tarmac driveway providing off road parking for several vehicles. The front id surrounded by walls with iron double gates. The driveway continues down the side of the property and leads to the rear garden and the single detached garage with timber doors. To the rear, a planted rear garden incorporating mature plants, trees and shrubs throughout including both flowers and evergreens. Raised paved patio area ideal for outdoor dining and entertaining purposes and provides quite a tranquil setting. Fully enclosed by hedging and timber fencing.



### GARAGE

19'10" x 10'9" [6.05m x 3.28m]

Timber double door frosted glass pane, timber side window single pane. Power and light.

### COUNCIL TAX BAND

The council tax band for this property is C

### EPC RATING

To view the full Energy Performance Certificate please call into one of our local offices.

### 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.