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280 Horbury Road, Wakefield, WF2 8QU

For Sale Freehold £255,000

A superb opportunity to purchase this three bedroom semi detached house benefitting from two reception rooms, ample driveway parking and attractive rear garden.

The accommodation fully comprises entrance porch leading into the entrance hall, living room, separate dining room, modern kitchen and converted garage, currently used as a utility room. To the first floor there are three bedrooms and a modern shower room/w.c. Outside to the front is a pebbled driveway providing off street parking for two/three vehicles and to the rear there is a good size attractive lawned garden with patio areas and planted borders, surrounded by fencing.

The property is well placed for local amenities including shops, schools, golf course and has easy access to the M1 motorway network and local bus routes nearby.

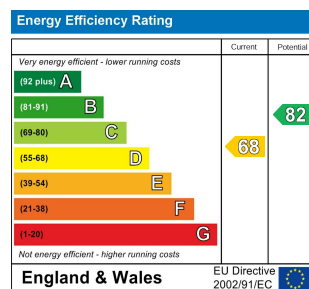
An ideal family home which truly deserves an early appointment to avoid disappointment.

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.



ACCOMMODATION

ENTRANCE PORCH

Timber front entrance door with timber single glazed windows on all three sides with sunlight above. Door providing access into the entrance hall.

ENTRANCE HALL

Laminate flooring, central heating radiator, stairs to the first floor landing, understairs storage cupboard, feature archway providing into the kitchen and doors into the dining room, living room, pantry cupboard with fixed shelving and converted garage, now used as a utility room.

LIVING ROOM

11'2" x 14'0" [min] x 16'6" [3.41m x 4.29m [min] x 5.04m]

UPVC double glazed bay window overlooking the front aspect, provision for a television, coving to the ceiling, picture rail, central heating radiator, laminate flooring and an electric fire on a stone hearth with decorative stone surround and stone mantle.



DINING ROOM

11'3" x 11'3" [3.44m x 3.44m]

Laminate flooring, coving to the ceiling, picture rail, central heating radiator, fixed shelving, built in cupboards and a set of UPVC double glazed French doors leading into the rear garden with sunlight above.



KITCHEN

7'7" x 7'0" [2.32m x 2.15m]

Range of wall and base units with laminate work surface over and tiled splash back, 1 1/2 stainless steel sink and drainer with mixer tap, integrated double oven and grill with four ring gas hob and cooker hood over. Integrated dishwasher, laminate flooring and UPVC double glazed window overlooking the rear aspect.

UTILITY ROOM

9'7" x 22'9" [2.94m x 6.94m]

UPVC double glazed frosted window to the front aspect, timber rear

door and frosted window. Laminate work surface with space and plumbing for a washing machine and dryer. Power and light.

FIRST FLOOR LANDING

UPVC double glazed window overlooking the side elevation, loft access and doors to three bedrooms and shower room.

BEDROOM ONE

10'5" [max] x 8'0" [min] x 14'0" [3.19m [max] x 2.44m [min] x 4.28m]

Double fitted wardrobes with storage cupboards above, ceiling rose, UPVC double glazed window overlooking the front elevation, central heating radiator and laminate flooring.



BEDROOM TWO

11'2" x 12'3" [3.42m x 3.75m]

Laminate flooring, UPVC double glazed window overlooking the rear elevation, built in double doored wardrobe with storage cupboards above, central heating radiator and picture rail.



BEDROOM THREE

7'11" x 8'8" [2.42m x 2.65m]

UPVC double glazed window overlooking the side elevation and central heating radiator.

SHOWER ROOM/W.C.

Three piece suite comprising larger than average shower cubicle with electric shower, concealed cistern low flush w.c. and vanity wash basin with mixer tap. UPVC double glazed frosted window overlooking the side elevation, chrome ladder style radiator and storage cupboards providing a wealth of storage.



OUTSIDE

To the front of the property is a pebbled driveway providing off road parking for two vehicles with planted border. To the rear is a timber decked patio area, perfect for entertaining and dining purposes with steps leading down to a concrete seating area and further steps to an attractive lawned garden incorporating central paved pathway with planted border and allotment style beds. A pathway leads to two paved patio areas with a timber shed to the rear, surrounded by 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 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.