



WAKEFIELD
01924 291 294

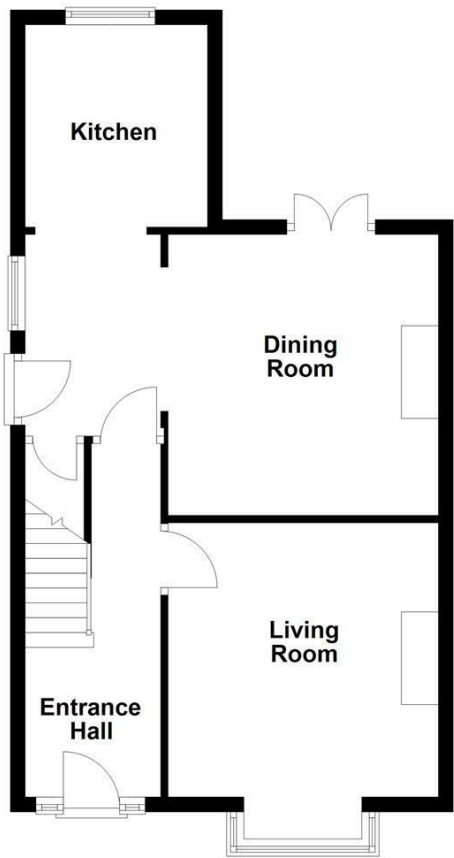
OSSETT
01924 266 555

HORBURY
01924 260 022

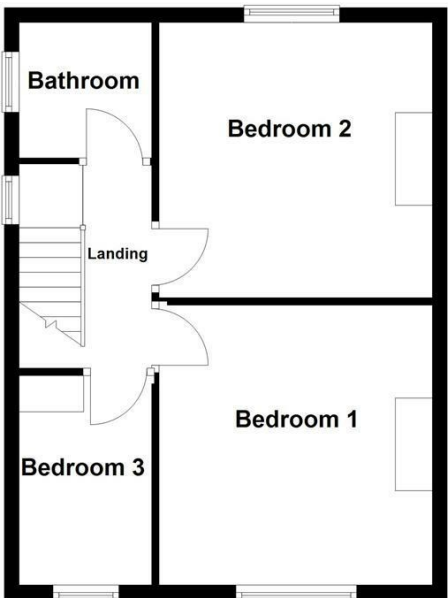
NORMANTON
01924 899 870

PONTEFRACT & CASTLEFORD
01977 798 844

Ground Floor



First Floor

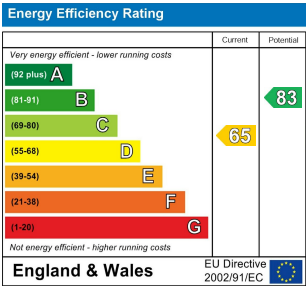


IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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



134 Horbury Road, Wakefield, WF2 8BQ

For Sale Freehold £275,000

Situated only a short distance from Wakefield city centre is this extended three bedroom semi detached property benefitting from two spacious reception rooms, gated driveway parking and attractive front and rear gardens.

The property briefly comprises of the entrance hall, living room, modern fitted kitchen and dining room. The first floor landing leads to three bedrooms and house bathroom. Outside to the front double gates provide access to a lawned garden and driveway for two vehicles leading to the single detached garage. To the rear is an enclosed lawned garden incorporating a further off road parking area and decked patio area, perfect for outdoor dining.

The property is ideally placed for all local shops and amenities including local schools, whilst being a short drive away from Wakefield city centre and the M1 motorway network for those looking to commute further afield.

Only a full internal inspection will reveal all that's on offer at this quality home and an early viewing comes highly recommended.



ACCOMMODATION

ENTRANCE HALL

Timber framed entrance door, central heating radiator, coving to the ceiling, stairs to the first floor landing and doors to the living room and kitchen.

LIVING ROOM

14'2" x 11'11" (max) x 6'6" (min) [4.32m x 3.65m (max) x 2.0m (min)]
UPVC double glazed box window to the front, central heating radiator and coving to the ceiling.



KITCHEN

18'10" x 8'0" (max) x 5'5" (min) [5.75m x 2.46m (max) x 1.66m (min)]
Range of modern wall and units with laminate work surface over, 1 1/2 stainless steel sink and drainer with mixer tap and tiled splash back, integrated oven and microwave with four ring

induction hob and extractor hood. Space and plumbing for a washing machine and space for fridge/freezer. An opening through to the dining room, UPVC double glazed windows to the side and rear, spotlights, UPVC frosted side door and understairs storage cupboard.

DINING ROOM

12'3" x 11'10" (max) x 10'2" (min) [3.75m x 3.62m (max) x 3.11m (min)]
Set of UPVC double glazed French doors to the rear garden, spotlights and central heating radiator.



FIRST FLOOR LANDING

UPVC double glazed window to the side, picture rail, doors to three bedrooms and house bathroom.

BEDROOM ONE

12'3" x 12'1" (max) x 9'10" (min) [3.75m x 3.7m (max) x 3.0m (min)]
Fitted wardrobes, picture rail, UPVC double glazed window to the front and central heating radiator.



BEDROOM TWO

12'3" (max) x 12'1" (min) x 9'10" [3.74m (max) x 3.7m (min) x 3.0m]
UPVC double glazed window to the rear, picture rail, fitted wardrobe and central heating radiator.



BEDROOM THREE

5'11" x 8'9" (max) x 7'6" (min) [1.82m x 2.67m (max) x 2.3m (min)]
Picture rail, central heating radiator, UPVC double glazed window to the front and loft access.

BATHROOM/W.C.

5'10" x 6'2" [1.78m x 1.9m]
Three piece suite comprising low flush w.c., ceramic wash basin with mixer tap and bath with mains overhead shower attachment. UPVC double glazed frosted window to the side, chrome ladder style radiator and spotlights.



OUTSIDE

To the front a set of double gates lead to a lawned garden with planted features and driveway providing off road parking for two vehicles leading to the single detached garage with timber double garage. To the rear is a further off road parking space and lawned garden with decked patio area, perfect for outdoor dining and entertaining, surrounded by timber fencing with mature shrubs and trees throughout.



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.