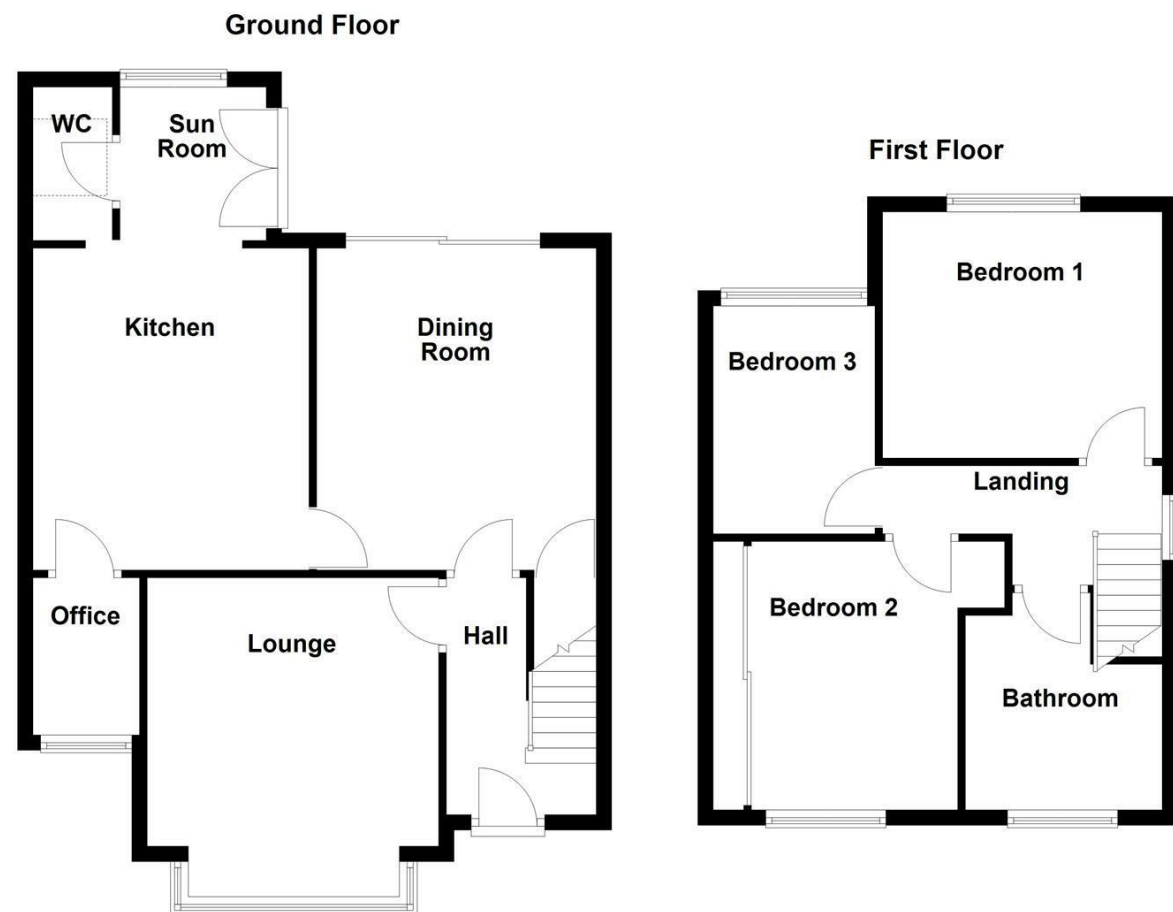




WAKEFIELD
01924 291 294

OSSETT
01924 266 555

HORBURY
01924 260 022

NORMANTON
01924 899 870

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01977 798 844



364 Horbury Road, Wakefield, WF2 8JH

For Sale Freehold £375,000

Situated close to the heart of Horbury town centre, this well-presented three-bedroom detached property offers spacious and versatile accommodation throughout. The home benefits from ample driveway parking, attractive rear gardens, and a detached garage.

The ground floor comprises an entrance hall, a comfortable lounge, a dining room with an extended kitchen, a downstairs WC, and a convenient office space. To the first floor, there is a landing leading to three well-proportioned bedrooms and a modern four-piece family bathroom. Externally, the property offers generous off-street parking to the front and side, along with low-maintenance gardens to the rear, providing an ideal outdoor space for relaxation or entertaining.

Perfectly located for access to Horbury’s wide range of local shops, amenities, and reputable schools, this property also provides excellent transport links to Wakefield and the surrounding areas. The M1 motorway is only a short drive away ideal for those looking to travel further afield on daily basis.

Viewing is highly recommended to fully appreciate all that this superb home has to offer.

IMPORTANT NOTE TO PURCHASERS

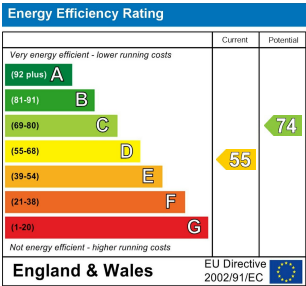
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements to enable them to obtain exact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

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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 HALL

Entering the property through the front, you are greeted by a UPVC door leading into the main hallway. The hallway features a central heating radiator, a single-frame stained glass window panel, and a staircase rising to the first floor. There is access to both the lounge and dining room.

LOUNGE

12'5" x 11'5" [3.81 x 3.48m]

UPVC double glazed box window to the front elevation, central heating radiator, wood-effect flooring, skirting boards, with built in storage. The room is complemented by a feature fireplace with a marble surround.



DINING ROOM

13'10" x 11'11" [4.22m x 3.65m]

UPVC sliding doors to the rear elevation, a central heating radiator, and an open fireplace with a multi-fuel burner. There is also a door providing access to the cellar and another leading through to the kitchen.



KITCHEN

13'9" x 11'10" [4.21m x 3.61m]

A range of wall and base units providing excellent storage. Features include an integrated induction hob with cooker hood, integrated oven, integrated washing machine and dishwasher, breakfast bar island with integrated fridge freezer, and space for a microwave, fitted with Quartz worktops throughout. The kitchen opens seamlessly into the sun room extension.

SUN ROOM

6'7" x 6'3" [2.01m x 1.91m]

UPVC double glazed windows to the rear elevation, as well as UPVC double glazed doors opening to the garden. The room features neutral décor, a central heating radiator, and a door leading through to the downstairs W.C.

DOWNSTAIRS W.C.

3'4" x 6'7" [1.04m x 2.01m]

Fitted with a Velux window and a modern two-piece suite comprising a W.C. and wash hand basin with built in cloakroom cupboard.

OFFICE

6'8" x 4'3" [2.05m x 1.30]

UPVC double glazed window to the front elevation and a central heating radiator — ideal for remote working or study.

FIRST FLOOR LANDING

Access to three bedrooms and a family bathroom. There is a UPVC double-glazed window to the side elevation with ladder access to fully boarded loft.

BEDROOM ONE

12'0" x 7'3" [3.68m x 2.21m]

UPVC double glazed window to the rear elevation and a central heating radiator.



BEDROOM TWO

9'1" (max) x 10'7" [2.79m (max) x 3.23m]

UPVC double glazed window, a central heating radiator, and built-in wardrobes with sliding mirrored doors.



BEDROOM THREE

7'0" x 9'3" (max) x 8'5" [2.15m x 2.83m (max) x 2.58m]

UPVC double glazed window to the rear elevation and a central heating radiator.



BATHROOM

9'3" x 8'5" [2.84m x 2.57m]

Frosted UPVC double glazed window to the front, chrome towel radiator, spotlights. A stylish four piece suite comprising a corner shower cubicle with a shower, freestanding bath, W.C., and a vanity wash hand basin unit with built in storage.



OUTSIDE

To the front of the property, there is gated entry leading to a tarmac driveway providing ample off road parking for three cars. A side carport offers additional parking for two to three vehicles. The front garden features a landscaped pebble design with mature bushes and shrub borders. To the rear, there is a detached garage currently used for storage, with gated access leading to the main garden. The rear garden enjoys a flagged patio seating area, low-maintenance lawn, and attractive shrub and bush borders — perfect for outdoor entertaining and relaxation.



WHY SHOULD YOU LIVE HERE?

What our vendor says about their property:

"Located within walking distance of two parks with local country footpaths in the fields behind the house."

COUNCIL TAX BAND

The council tax band for this property is D.

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.

EPC RATING

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

VIEWINGS

To view please contact our Wakefield office and they will be pleased to arrange a suitable appointment.