



WAKEFIELD  
01924 291 294

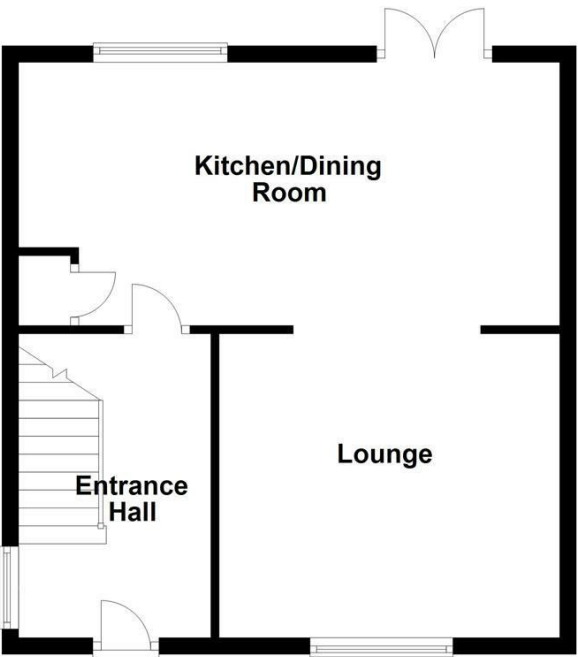
OSSETT  
01924 266 555

HORBURY  
01924 260 022

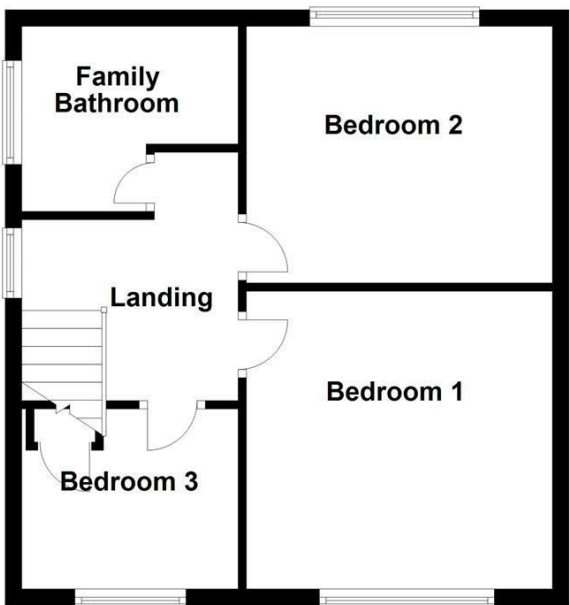
NORMANTON  
01924 899 870

PONTEFRACT & CASTLEFORD  
01977 798 844

Ground Floor



First Floor

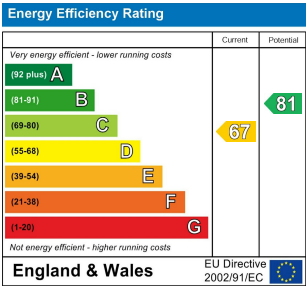


**IMPORTANT NOTE TO PURCHASERS**  
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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



## 163 Horbury Road, Wakefield, WF2 8BG

### For Sale Freehold £325,000

Renovated to a high standard and offered for sale with no onward chain is this superbly presented three bedroom detached property benefitting from driveway parking, converted garage and good sized rear garden.

The property briefly comprises of the entrance hall leading to the open plan kitchen/dining/living space. The first floor landing leads to three bedrooms and modern house bathroom. Externally to the front of the property is a low maintenance gravelled garden with driveway parking for two vehicles. To the rear is a generous sized lawned garden and corner patio area, perfect for outdoor dining. There is a garage which has been converted into a home gym.

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.

This property would make a fantastic family home and an early viewing comes highly recommended.





## ACCOMMODATION

### ENTRANCE HALL

Composite front entrance door with partially frosted panel, floor to ceiling radiator, stairs to the first floor landing, UPVC double glazed frosted window and door to the open plan kitchen/dining/living space.

### LIVING ROOM

13'1" x 11'10" [4.01m x 3.62m]

UPVC double glazed window to the front elevation, media wall with inset fireplace and central heating radiator with an opening through to the kitchen/dining section.



### KITCHEN/DINING ROOM

20'11" x 10'5" [6.4m x 3.18m]

Range of modern wall and base units with stainless steel sink

and drainer unit, integrated oven with gas hob, laminate work surface over, integrated fridge/freezer, integrated dishwasher and integrated washing machine. UPVC double glazed window and UPVC doors with window panels either side to the rear elevation, central heating radiator, spotlights and built in understairs storage cupboard with storage and space for a dryer and freezer.



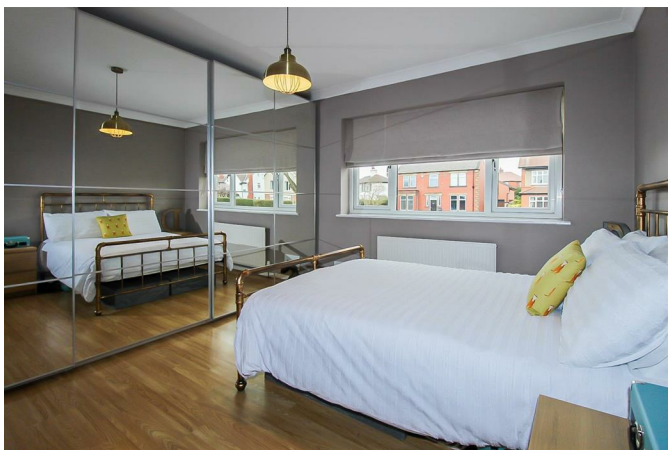
### FIRST FLOOR LANDING

UPVC double glazed window to the side elevation, doors to three bedrooms and bathroom.

### BEDROOM ONE

12'1" x 12'0" [3.7m x 3.67m]

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



### BEDROOM TWO

12'1" x 10'5" [3.69m x 3.19m]

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



### BEDROOM THREE

11'8" x 7'11" [3.58m x 2.43m]

UPVC double glazed window to the front elevation, built in storage cupboard and central heating radiator.

### BATHROOM/W.C.

8'4" x 8'9" [2.56m x 2.67m]

Four piece suite comprising double walk in shower cubicle with wall mounted shower, bath suite, vanity wash hand basin with mixer tap and low flush w.c. UPVC double glazed frosted window to the side elevation, chrome style ladder radiator and spotlights.



### OUTSIDE

To the front of the property is driveway parking with space for two vehicles and gravelled garden. To the rear is a spacious lawned garden with corner patio area. There is access to the garage which has now been converted to a home gym.



### WHY SHOULD YOU LIVE HERE?

What our vendor says about their property:

"The house is beautifully bright and the back garden is great in summer getting the sun most of the day. The short walk to the train station and access to the motorway has been perfect for regular work and weekend travel. I love the house and location, and will be very sad to leave."

### 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.

### 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.