



**Horbury Road, Wakefield WF2 8JL**



**welcome to**

## **Horbury Road, Wakefield**

Guide Price: £400,000 - £420,000. A three double bedroom extended family character property Located with great access to schooling, transport links including the m1 and m62 which is ideal for the commuter and local amenities. Viewings highly recommended to fully appreciate this home.

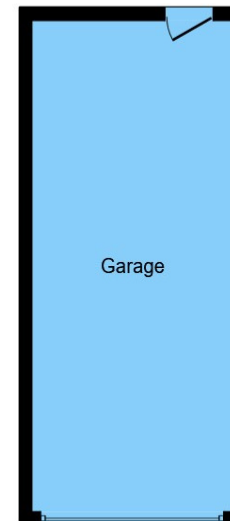




**Ground Floor**



**First Floor**



**Garage**

## Porch

## Entrance Hallway

## Dining Room

12' 4" max x 13' 3" max ( 3.76m max x 4.04m max )

## Kitchen

10' 2" max x 18' 1" max ( 3.10m max x 5.51m max )

## Living Room

12' 5" max x 22' 3" max ( 3.78m max x 6.78m max )

## First Floor Landing

## Bedroom 1

13' 6" max x 12' 5" max ( 4.11m max x 3.78m max )

## En Suite

## Bedroom 2

12' 5" max x 14' 8" max ( 3.78m max x 4.47m max )

## Bedroom 3

11' max x 9' 2" max ( 3.35m max x 2.79m max )

## Bathroom

## Exterior

## Garage

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)



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## Horbury Road, Wakefield

- Guide Price: £400,000 - £420,000.
- Three bedroom extended detached
- Beautiful enclosed rear garden
- Garage and driveway
- Master with en-suite

Tenure: Freehold EPC Rating: D

guide price

**£400,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/WAK124839](http://williamhbrown.co.uk/Property/WAK124839)



Property Ref:  
WAK124839 - 0007

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