



**Horbury Road, Wakefield WF2 8JL**



**welcome to**

## **Horbury Road, Wakefield**

Guide Price £325,000. A delightful extended three-bedroom Period semi which has been modernised to a stylish standard. South Facing Gardens to the rear.

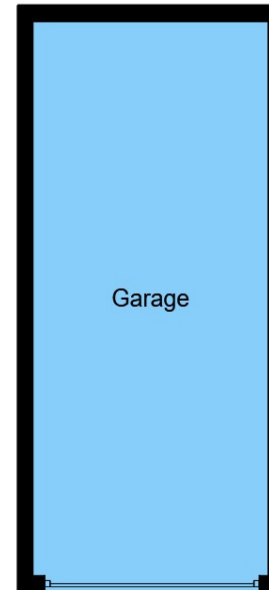




**Ground Floor**



**First Floor**



**Garage**

**Entrance Hallway**

16' 3" max x 6' max ( 4.95m max x 1.83m max )

**Kitchen**

17' max x 11' 10" max ( 5.18m max x 3.61m max )

**Utility Room**

8' 8" max x 5' 8" max ( 2.64m max x 1.73m max )

**Dining Room**

11' 6" max x 13' 10" max ( 3.51m max x 4.22m max )

**Living Room**

12' 10" max x 11' 5" max ( 3.91m max x 3.48m max )

**Bedroom One**

12' 9" max x 10' 11" max ( 3.89m max x 3.33m max )

**Bedroom Two**

11' 8" max x 11' 5" max ( 3.56m max x 3.48m max )

**Bedroom Three**

6' 11" max x 5' 11" max ( 2.11m max x 1.80m max )

**Garage**

24' max x 11' 3" max ( 7.32m max x 3.43m max )

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

- Three-bedroom period semi
- UPVC AND GCH
- Extended
- Garage
- Driveway

Tenure: Freehold EPC Rating: D

guide price

**£325,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
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