



138 Wakefield Road
Horbury



138 Wakefield Road, Horbury

Wakefield, WF4 5HG



An impressive four/five bedroomed detached family house set on a substantial plot with lovely gardens, in a commanding position in this highly sought after area.

Standing on a well proportioned plot this substantial and imposing family home is approached by a welcoming entrance porch that leads through into a central reception hall, which has a guest cloakroom off to the side. The main living room is an interesting L-shaped design and is of good proportions with a feature fireplace. Double doors then lead through into a lovely garden room taking full advantage of the views over the rear garden. There is a separate dining room also overlooking the rear garden and the kitchen is fitted with a broad range of units. There is also a useful pantry store in addition as well as a side entrance hall, which also has internal access to the attached garage. To the first floor the principal bedroom has a modern en suite shower room and the three further well proportioned bedrooms are served by a good size family shower room as well as a separate w.c. Completing the first floor accommodation is a sizeable games room, currently housing a full size snooker table and having French doors out to a patio overlooking the rear garden.

The property stands on a well proportioned plot with a good size lawn as well as broad parking/turning area leading to the garage. To the rear there is a large garden, again laid mainly to lawn with established beds and borders, vegetable patch and a lovely stone paved patio seating area ideal for outside entertaining.

The property is situated in this cherished position within the highly respected area of Horbury. Within easy reach of a good range of local shops, schools and recreational facilities, whilst within a short drive the broader range of amenities of Wakefield city centre are close at hand.





ACCOMMODATION

ENTRANCE PORCH

Windows to either side and an old wooden front entrance door, tiled floor and inner door to the reception hall.

RECEPTION HALL

With part wooden panelled walls, turned staircase to the first floor and a guest cloakroom off.

GUEST CLOAKROOM/W.C.

Frosted window to the front, low suite w.c., pedestal wash basin and a useful cloaks cupboard.

LIVING ROOM

A lovely L-shaped room with windows to three sides and a feature fireplace housing a cast iron stove style electric fire. Two central heating radiators and double doors to the garden room.

GARDEN ROOM

French doors out to the stone paved patio beyond and takes full advantage of the views over the rear garden.

SEPARATE DINING ROOM

With a large picture window overlooking the garden, central heating radiator and wood strip flooring.

KITCHEN

With window to the front and fitted with a good range of wall and base units with contrasting dark laminate worktops and tiled splashbacks. Inset sink unit, provision for a Rangemaster Range style cooker with matching filter hood over, integrated fridge and freezer, integrated dishwasher and double central heating radiator.

WALK IN PANTRY

With a small window to the side, tiled walls and floor.

SIDE ENTRANCE HALL

External doors to both the front and rear, as well as a connecting door through to the garage.

GARAGE

With windows to the rear and side, up and over door to the front and personal door to the rear.

FIRST FLOOR CENTRAL LANDING

Window to the front, loft access hatch and a useful walk in linen room that also houses the gas fired central heating boiler.





BEDROOM ONE

Window taking full advantage of the views to the rear, central heating radiator and door to the adjoining en suite.

EN SUITE

Frosted window to the side and fitted with a modern white and chrome three piece suite comprising shower cubicle with twin head shower and folding glazed door, wall mounted wash basin and low suite w.c. Chrome ladder style heated towel rail.

BEDROOM TWO

Window taking full advantage of the views to the rear and having central heating radiator and a range of fitted wardrobes.

BEDROOM THREE

Window to the front and double central heating radiator.

BEDROOM FOUR

Window to the rear and a central heating radiator.

FAMILY SHOWER ROOM

Fitted to a lovely standard with a white and chrome suite comprising walk in shower cubicle with curved glazed screen, vanity wash basin with cupboards under, tiled walls and floor, chrome ladder style heated towel rail and frosted window to the front.

SEPARATE W.C.

Frosted window to the front, white and chrome suite comprising low suite w.c. and pedestal wash basin. Double central heating radiator.

GAMES ROOM

Windows to the front and rear, sliding French doors to a small balcony overlooking the rear garden. Wooden panelled walls incorporating fixed storage cupboards and a feature fireplace housing an electric fire.

OUTSIDE

To the front the property has a lovely garden laid mainly to lawn with well stocked shrubbery border as well as a broad parking and turning area leading to the attached garage. To the rear of the house there is a much larger garden again laid mainly to lawn with a lovely stepped stone paved patio seating area ideal for outside entertaining. Well established shrubbed and planted borders extend around an established vegetable garden.

COUNCIL TAX BAND

The council tax band for this property is G

EPC RATING

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

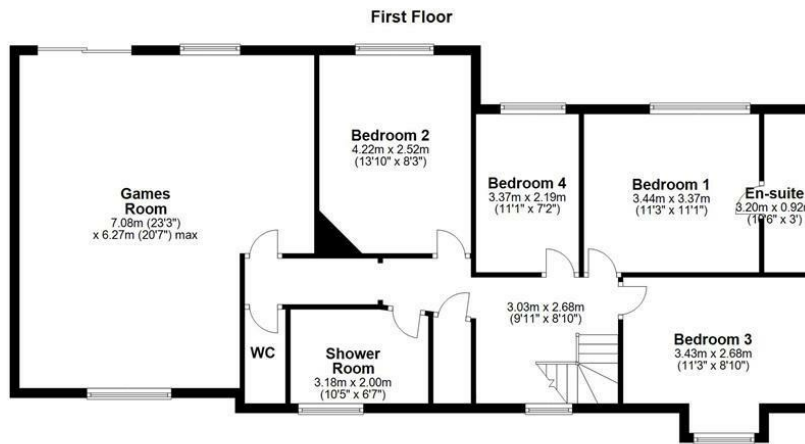
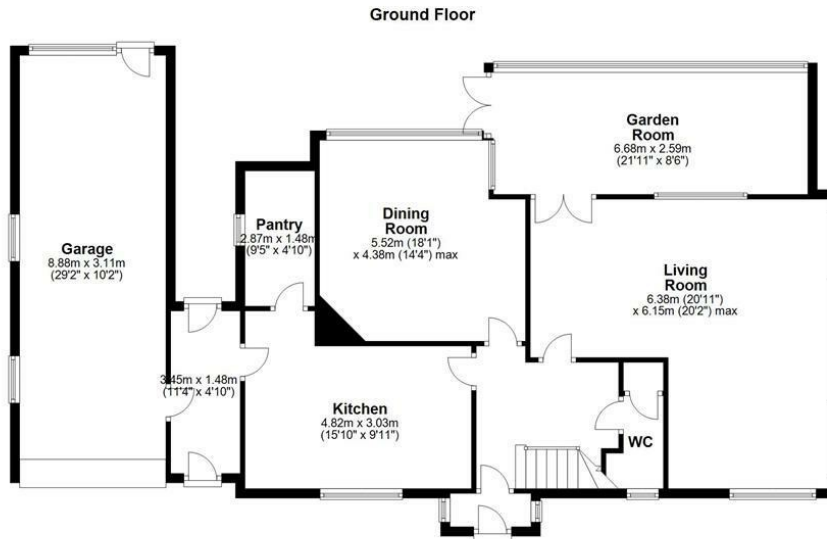
FLOOR PLANS

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 Horbury office and they will be pleased to arrange a suitable appointment.





OTHER INFORMATION

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

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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 VALUATION

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Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	80
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
66	
England & Wales	EU Directive 2002/91/EC

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Unit 2 Wellgate, Ossett, WF5 8NS
Tel: 01924 291294
Email: ossett@richardkendall.co.uk
www.richardkendall.co.uk

