



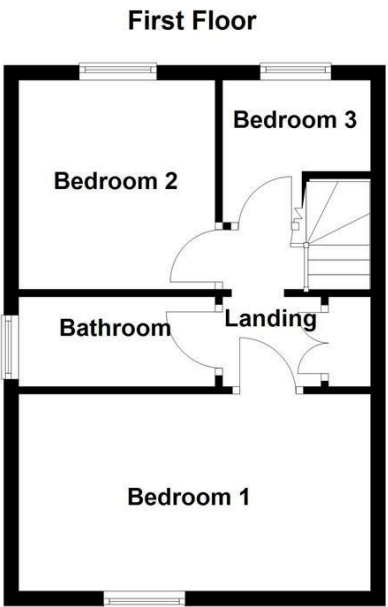
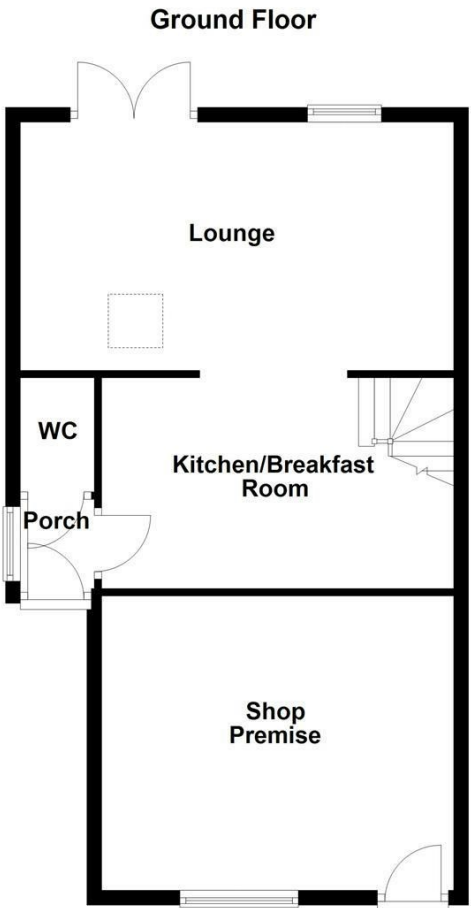
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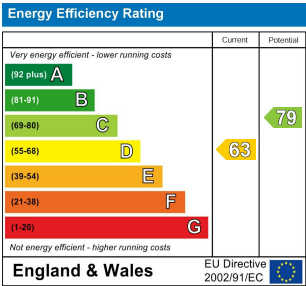


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We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take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



## 220 Bridge Road, Horbury Bridge, WF4 5PP

### For Sale Freehold £235,000

Beautifully presented and deceptively spacious, this three bedroom end cottage offers a unique opportunity, featuring an attached ground floor shop premise to the front (which, subject to the necessary consents, could be converted back into additional living or reception space). Benefiting from UPVC double glazing and gas central heating via a combination boiler, the property offers versatile accommodation ideal for a variety of purchasers.

The layout briefly comprises: shop premise, entrance hall, downstairs w.c., breakfast kitchen, and a spacious lounge. To the first floor, the landing provides access to three bedrooms and the main house bathroom. Externally, there is a good sized, enclosed rear garden, laid mainly to lawn with a stone flagged patio area, perfect for outdoor entertaining. A gated access to the rear offers the off street parking.

Occupying a prime position in the heart of Horbury Bridge, the property is well placed for local amenities, including popular shops, schools, and regular bus routes.

Offered to the market with no onward chain and vacant possession, this property presents an excellent opportunity for a working couple, small family, downsizer, or those seeking a home with business potential. An early viewing is highly recommended to fully appreciate the space, flexibility, and charm this property has to offer.



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## ACCOMMODATION

### ENTRANCE PORCH

Entrance door leads into the porch, which has a radiator, karndean flooring and double glazed UPVC window to the side. There are doors to the kitchen and downstairs w.c.

### W.C.

Fitted with a low flush w.c. and wall mounted wash basin.

### KITCHEN/BREAKFAST ROOM

14'6" x 9'11" [4.42m x 3.03m]

Fitted with a range of wall and base units with granite work surfaces over, incorporating a Belfast sink with granite drainer. Space for a range cooker with cooker hood above, wood effect flooring and tiled splashbacks. An integrated dishwasher, space for a fridge and freezer, karndean flooring, recessed spotlights and stairs leading to the first floor landing. An open squared archway leads through into the living room with feature vaulted ceiling.

### LOUNGE

12'0" x 19'1" [3.68m x 5.82m]

A spacious reception room with vaulted ceiling and exposed wooden beams, providing character and charm. Two radiators, space for a feature fireplace, double glazed UPVC window to the rear and French doors opening out to the rear garden. A double glazed velux window in vaulted roof space.

### SHOP PREMISE

15'0" x 15'11" [4.59m x 4.86m]

Positioned to the front of the dwelling on the ground floor, currently used as a retail space but offering potential to convert back into an additional reception room. Two radiators, laminate flooring, recessed spotlights, coving to the ceiling and a feature exposed stone fireplace with stone hearth and surround. Double glazed UPVC window and door to the front elevation. Access to cellar, through a trapdoor with two UPVC double glazed windows to front aspect.

### FIRST FLOOR LANDING

Built in wardrobe space, doors leading to three bedrooms and the house bathroom.

### BEDROOM ONE

8'7" x 15'11" [2.64m x 4.87m]

Larger double bedroom with double glazed UPVC window to the front and central heating radiator.

### BEDROOM TWO

3.21m x 2.68m

Double bedroom with double glazed UPVC window to the rear and central heating radiator.

### BEDROOM THREE

6'6" x 7'4" [1.99m x 2.26m]

Double glazed UPVC window to the rear, radiator and a bulkhead area. Fitted with bunk beds built around the bulkhead.

### BATHROOM/W.C.

9'8" x 6'0" [2.96m x 1.84m]

Fitted with a modern three piece suite comprising panelled bath with overhead electric shower, pedestal wash basin and low flush w.c. Fully tiled around the bath and shower area, with a wood effect floor, radiator and frosted double glazed UPVC window to the side.

### OUTSIDE

A gated access provides off street parking for one vehicle. There is potential to add additional spaces. To the rear, there is a lawned garden with planted borders and a stone flagged patio area, ideal for outdoor dining and entertaining.

### COUNCIL TAX BAND

The council tax band for this property is A.

### 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 Ossett 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.