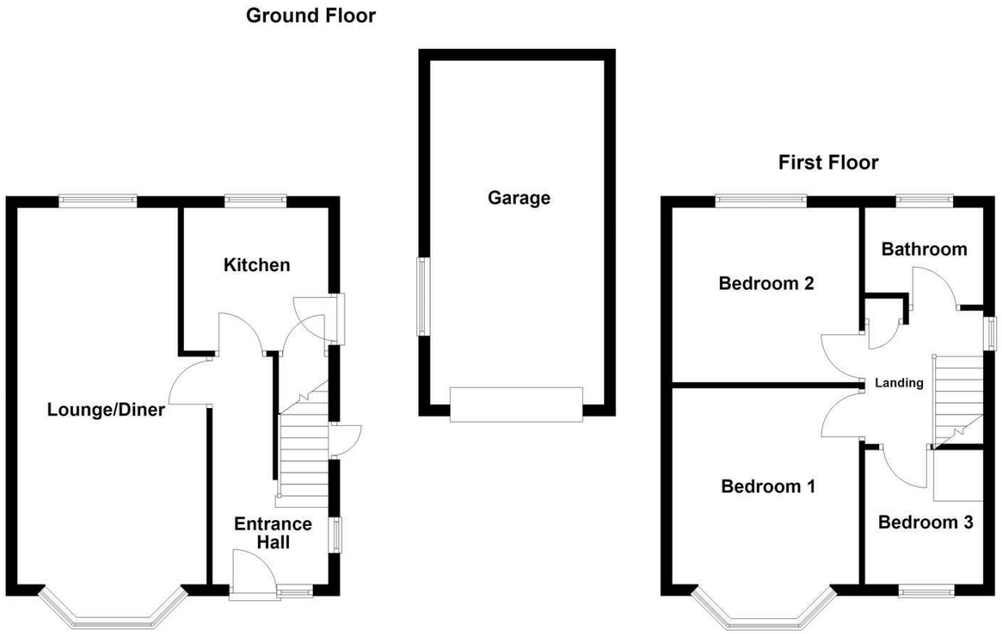
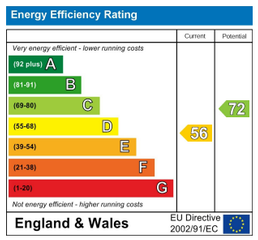




IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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

Richard Kendall Estate Agent

WAKEFIELD 01924 291 294 | OSSETT 01924 266 555 | HORBURY 01924 260 022
NORMANTON 01924 899 870 | PONTEFRACT & CASTLEFORD 01977 798 844



145 Wakefield Road, Horbury, Wakefield, WF4 5HQ

For Sale Freehold £350,000

Situated in the sought after town of Horbury is this generously proportioned three bedroom detached family home. Offering spacious accommodation throughout, the property benefits from generous reception space, ample off road parking and an impressive rear garden. Requiring a degree of modernisation, the property offers excellent potential for buyers looking to create a home to their own taste.

The accommodation briefly comprises a welcoming entrance hall with staircase to the first floor and doors leading to the spacious lounge diner and kitchen. The kitchen benefits from useful understairs storage and provides access to the side of the property. To the first floor, the landing provides access to the loft space, a useful storage cupboard, three well proportioned bedrooms and the family bathroom. Externally, the property enjoys an attractive lawned front garden with established trees, shrubs and flowers, enclosed by mature hedging and walling. Double gates open onto a tarmac driveway providing ample off road parking and extending along the side of the property to a detached single garage with an up and over door, power and lighting. The generous rear garden is a particular feature of the home, incorporating a paved patio area ideal for outdoor dining and entertaining, together with a substantial lawn surrounded by mature trees, shrubs, flowers and established hedging.

Horbury is a highly regarded location, particularly popular with families due to its excellent range of local shops, schools and amenities, many of which can be found around the town's bustling High Street. Regular bus services provide convenient connections to Wakefield and surrounding areas, whilst Wakefield's railway stations offer links to Leeds, Manchester and London. The M1 motorway network is also within easy reach for those commuting further afield.



ACCOMMODATION

ENTRANCE HALL
Frosted UPVC double glazed front entrance door leading into the hallway, with UPVC double glazed window to the side. Central heating radiator, staircase providing access to the first floor landing and doors leading to the lounge diner and kitchen. Decorative wall panelling and picture rail.



KITCHEN
Fitted with a range of wall and base units with laminate work surfaces over, incorporating a stainless steel sink and drainer. Space for an electric cooker and further understairs storage providing space for a fridge freezer. Additional frosted UPVC double glazed window to the side. Access to an understairs storage cupboard, frosted UPVC double glazed door to the side and UPVC double glazed window overlooking the rear elevation. Coving to the ceiling and tiled flooring.



LOUNGE DINER
23'5" x 10'11" (7.15m x 3.33m)
Enjoying a dual aspect with a UPVC double glazed window overlooking the rear elevation and a UPVC double glazed bay window to the front. Coving to the ceiling, central heating radiator and feature electric fire with marble effect surround and mantle.

FIRST FLOOR LANDING
7'4" x 7'0" (2.25m x 2.15m)
Loft access, useful storage cupboard, UPVC double glazed window to the side and doors providing access to three bedrooms and the house bathroom. The Viessmann boiler is also housed within the storage cupboard.

BEDROOM ONE
13'7" x 10'9" (4.15m x 3.28m)
UPVC double glazed bay window overlooking the front elevation, coving to the ceiling and central heating radiator.



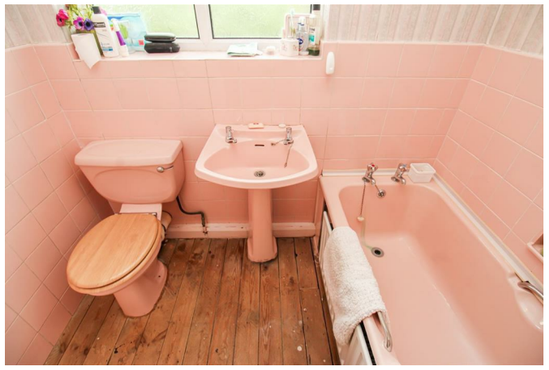
BEDROOM TWO
10'1" x 10'9" (3.08m x 3.28m)
UPVC double glazed window overlooking the rear elevation, central heating radiator and coving to the ceiling.



BEDROOM THREE
7'0" x 8'1" (2.15m x 2.48m)
UPVC double glazed window overlooking the front elevation, coving to the ceiling, central heating radiator and fitted storage cupboard positioned above the stair bulkhead.



BATHROOM/W.C.
5'6" x 6'11" (1.70m x 2.12m)
Frosted UPVC double glazed window overlooking the rear elevation, coving to the ceiling and central heating radiator. Fitted with a low flush W.C., pedestal wash basin and panelled bath, together with part tiled walls.



OUTSIDE
To the front of the property is an attractive lawned garden with mature shrubs, flowers and several established trees. Mature hedging provides a good degree of enclosure, whilst double gates open onto a tarmac driveway providing off road parking for several vehicles and access to both the front and side of the property. To the rear is a raised patio area, ideal for outdoor dining and entertaining, leading down to a generous lawned garden incorporating mature shrubs and several established trees, the garden is enclosed by mature hedging, making it ideal for both children and pets.



DETACHED GARAGE
10'0" x 19'9" (3.05m x 6.02m)
Single detached garage with manual up and over door, power and lighting, together with a timber framed single glazed side window overlooking the garden.

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 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.