

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



315 Horbury Road, Wakefield, WF2 8JL

For Sale Freehold Starting Bid £260,000

For sale by Modern Method of Auction; Starting Bid Price £260,000 plus reservation fee. Subject to an undisclosed reserve price.

Presented to a high standard is this fully refurbished three bedroom home occupying a generous plot. Offering three well proportioned bedrooms, ample reception space and substantial outdoor areas, this property presents an excellent opportunity for a range of buyers.

The accommodation briefly comprises an entrance hall with staircase to the first floor and access into both the living room and the open plan kitchen dining sitting room. The kitchen area provides access to a downstairs WC and a rear hallway, which in turn leads to the utility room and side entrance. The main living areas also offer access to the rear garden. To the first floor, the landing provides loft access and leads to three bedrooms and the house bathroom. Externally, the front garden is designed for low maintenance and incorporates a tarmac driveway providing off road parking for three to four vehicles, bordered by pebble edging and enclosed by walling and fencing with secure gates. The rear garden is of generous proportions and mainly laid to lawn, incorporating a paved patio area ideal for outdoor dining and entertaining, along with hardstanding suitable for a summer house or additional structure. There is also a single detached garage with up and over door. The garden is fully enclosed by walls and timber fencing, making it suitable for both pets and children.

The property is conveniently located for Wakefield city centre and Horbury, all of which are within easy reach. Local bus routes operate nearby, and Wakefield benefits from train stations providing links to Leeds, Manchester and London. The M1 motorway is also easily accessible for those commuting further afield. A range of local shops and schools are close by, with a broader selection of amenities available in Wakefield city centre.

Only a full internal inspection will reveal all that this impressive home has to offer. Early viewing is highly recommended.

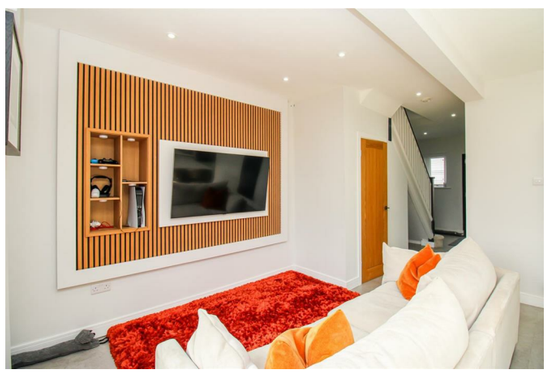
This property is for sale by West Yorkshire Property Auction powered by iamsold ltd.



ACCOMMODATION

ENTRANCE HALL
A composite front entrance door with frosted glass pane, a frosted UPVC double glazed window to the front, staircase leading to the first floor with under stairs storage/snug area, anthracite column style central heating radiator, spotlighting to the ceiling, door to the living room and opening into the kitchen dining sitting room.

KITCHEN DINING SITTING ROOM
18'8" (max) x 13'8" (max) x 9'10" (5.71m (max) x 4.17m (max) x 3.00m)
Fitted with a range of modern wall and base units with quartz work surfaces and matching splashbacks, central quartz island with waterfall edge and breakfast bar seating, inset 1.5 stainless steel sink with mixer tap and built in boiling water tap, four ring induction hob with extractor over, integrated oven and microwave, integrated fridge freezer and integrated dishwasher, plus pull out bin storage. Anthracite column radiator, spotlighting, media wall style panelled feature with LED strip lighting and anthracite bi folding doors opening onto the rear garden. Door to rear hallway and downstairs WC.



REAR HALLWAY
Spotlighting and a composite stable style side door with frosted glazing.

UTILITY ROOM
5'0" x 4'1" (1.53m x 1.27m)
UPVC double glazed window, spotlighting, space and plumbing for washing machine and tumble dryer, and housing the Ideal combination boiler.

W.C.
2'4" x 5'3" (0.72m x 1.62m)
Frosted UPVC double glazed window to the side, low flush WC and wash basin with storage below and mixer tap.

LIVING ROOM
14'11" (max) x 11'9" (max) x 5'6" (4.55m (max) x 3.60m (max) x 1.70m)
Box bay UPVC double glazed window to the front, spotlighting to the ceiling, anthracite central heating radiator and decorative panelling to one wall.



FIRST FLOOR LANDING
Spotlighting, frosted UPVC double glazed window to the side, loft access and doors to three bedrooms and the house bathroom.

BEDROOM ONE
13'8" x 11'8" (4.18m x 3.57m)
UPVC double glazed window to the rear, central heating radiator, built in storage and decorative wall panelling.



BEDROOM TWO
12'10" (max) x 11'11" (max) x 10'0" (3.92m (max) x 3.65m (max) x 3.06m)
UPVC double glazed window to the front, spotlighting and central heating radiator.



BEDROOM THREE
8'4" x 9'6" (max) x 7'5" (min) (2.55m x 2.91m (max) x 2.28m (min))
UPVC double glazed window to the front, spotlighting, central heating radiator, bulkhead over the stairs and fitted storage.



HOUSE BATHROOM/W.C.
6'2" x 10'3" (1.90m x 3.14m)
Frosted UPVC double glazed window to the rear, chrome ladder style heated towel radiator, spotlighting, low flush WC, ceramic wash basin set into vanity storage with mixer tap, freestanding bath with mixer tap and shower attachment, separate shower cubicle with mains fed overhead shower and glass screen, extractor fan and fully tiled walls and floor.



OUTSIDE
Externally, to the front, the property enjoys a well maintained tarmac driveway providing off road parking for three to four vehicles, slate block paved borders, timber fencing and wall boundaries, with composite double gates providing access. The rear garden is mainly laid to lawn and of generous proportions, incorporating a paved patio area, space for a shed or summer house and a detached single garage with up and over door. The garden is fully enclosed by fencing, ideal for children and pets.



AUCTIONEER'S COMMENTS
This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd).

If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided, which you must view before bidding. The buyer is responsible for the Pack fee. For the most recent information on the Buyer Information Pack fee, please contact the iamsold team.

The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.5% of the purchase price inc VAT, subject to a minimum of £6,600 inc. VAT. This Fee is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty.
Services may be recommended by the Agent/Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £960 inc. VAT. These services are optional.

COUNCIL TAX BAND
The council tax band for this property is C.

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

COUNCIL TAX BAND
The council tax band for this property is TBC.