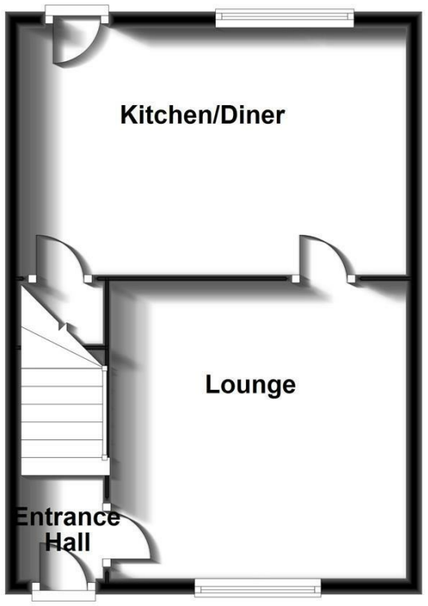
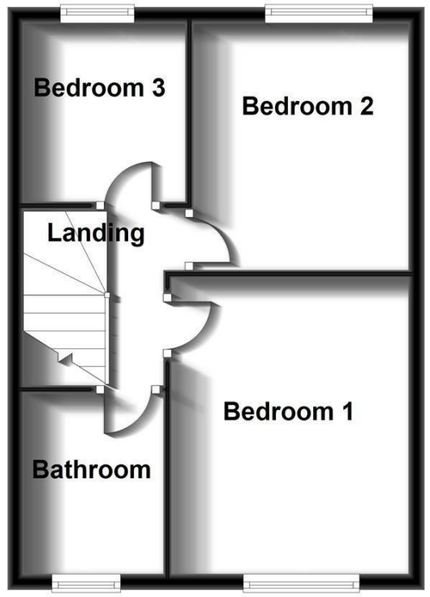
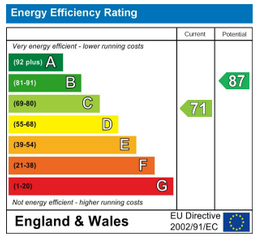
WAKEFIELD 01924 291 294 | OSSETT 01924 266 555 | HORBURY 01924 260 022
NORMANTON 01924 899 870 | PONTEFRACT & CASTLEFORD 01977 798 844

Ground Floor



First Floor





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.



48 Parklands Drive, Horbury, Wakefield, WF4 5BR

For Sale Freehold £240,000 - £240,000

Located in the sought after area of Horbury is this well presented three bedroom mid terrace town house benefitting from modern fitted kitchen, two off road parking spaces and an enclosed rear garden with views of fields behind.

The property comprises of entrance hall, lounge and modern fitted kitchen. The first floor landing leads to three bedrooms and three piece suite house bathroom/w.c. Outside to the front there are two parking space and lawned garden with paved pathway leading to the front door. To the rear there is a decked area and lawn incorporating stone patio towards to the rear, perfect for al fresco dining and timber shed, surrounded by timber fencing.

Situated in Horbury this property is ideally located for all local shops and amenities including local schools, is only a short drive away from the motorway network for those looking to commute further afield.

A viewing comes highly recommended.



ACCOMMODATION

ENTRANCE HALL
5'1" x 4'8" (1.56m x 1.44m)
Entrance door, central heating radiator, stairs to the first floor landing and door leading into the lounge. LVT tiled flooring.

LOUNGE
11'3" x 12'10" (3.45m x 3.93m)
UPVC double glazed window to the front aspect, central heating radiator and coving to the ceiling.



KITCHEN
15'10" x 10'2" (4.85m x 3.11m)
Range of modern fitted wall and base units with laminate work surface over, black matt inset sink with mixer tap and tiled splash back. Four ring gas hob, integrated oven, integrated fridge/freezer, integrated dishwasher, downlights under the wall cupboards, modern central heating radiator and UPVC double glazed window to the rear aspect. Door to understairs storage with electric.



FIRST FLOOR LANDING
Doors to three bedrooms and the house bathroom.

BEDROOM ONE
8'7" x 11'3" (2.62m x 3.43m)
Central heating radiator and UPVC double glazed windows to the front.



BEDROOM TWO
7'11" x 9'11" (2.43m x 3.03m)
Central heating radiator and UPVC double glazed window to the rear.



BEDROOM THREE
6'11" x 7'0" (2.13m x 2.14m)
Central heating radiator and UPVC double glazed window to the rear.

BATHROOM/W.C.
6'3" x 8'1" (1.91m x 2.47m)
Modern fitted white three piece suite comprising low flush w.c., pedestal wash basin and panelled bath with mixer tap and electric shower over. Tiled walls and floor. Door leading to overstairs storage.



OUTSIDE
To the front of the property there are two parking space and lawned garden with paved pathway leading to the front door. To the rear there is a decked area and lawn incorporating stone patio towards to the rear, perfect for al fresco dining and timber shed, surrounded by timber fencing.



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

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.