

property details **approval form**

123 Westfield Road, Horbury, Wakefield, West Yorkshire, England, WF4 6ER

Date: 22 May 2026

Property Ref and Version: WAK128157 - 0003

selling your home with us!



>> **let's get your property sold!**

After visiting your property we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.

What is covered in this marketing approval form:

- | | |
|----------------------|---------------------|
| 1. Price | 5. Room Description |
| 2. Key Features | 6. Directions |
| 3. Short Description | 7. Property Images |
| 4. Long Description | 8. Floor Plan |

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

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>> **price**

offers in the region of £370,000

Tenure: Freehold

>> **key features**

- > Two bedroom detached bungalow
- > Single-level living throughout
- > Well-proportioned lounge
- > Kitchen with space for appliances
- > Bathroom with modern fittings
- > Gardens to three sides
- > Off street parking plus double garage!
- > Popular residential location
- > EPC Rating: D

>> **short description**

Situated in a popular and well established residential area, Westfield Road is a well presented two bedroom detached bungalow. This home combines practicality with comfort in a desirable Wakefield location.

>> **long description**

Situated in a popular and well established residential area, Westfield Road is a well presented two bedroom detached bungalow offering spacious and flexible accommodation on a single level. The property is ideal for a range of buyers including downsizers, retirees, and those seeking convenient, level living.

Well positioned for local amenities, public transport links and road networks, this home combines practicality with comfort in a desirable Wakefield location.

Stunning Entrance Orangery with an abundance of natural light ,Dining Kitchen , Living Room, and snug, an excellent size master bedroom with en suite, another excellent sized bedroom and Bathroom.

Externally there are wrap around gardens to three sides of the property and a fabulous double garage.

Viewings highly recommended to fully appreciate what this home has to offer!

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>> **directions**

>> **Agent Note**

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>> **room description**

Lounge

13' 9" max x 13' 7" max (4.19m max x 4.14m max)

Reception Room

7' 5" max x 17' 7" max (2.26m max x 5.36m max)

Kitchen

17' 7" max x 9' 8" max (5.36m max x 2.95m max)

Office

7' 6" max x 4' 1" max (2.29m max x 1.24m max)

Bedroom One

13' 9" max x 13' 5" max (4.19m max x 4.09m max)

Bedroom Two

13' 4" max x 13' 3" max (4.06m max x 4.04m max)

Bathroom

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>> property images



Your William H Brown office: 2 Wood Street, WAKEFIELD, West Yorkshire, WF1 2ED
T 01924 381381 E Wakefield@williamhbrown.co.uk

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>> property images

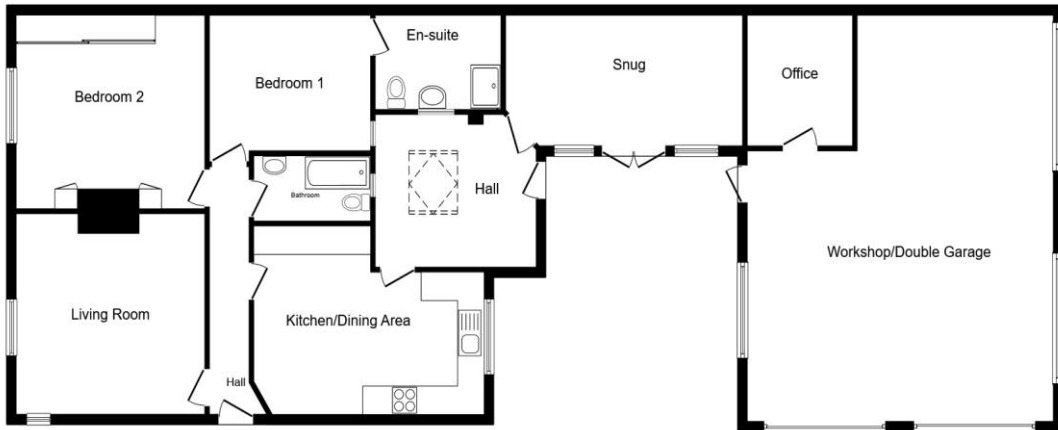
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>> floor plan



Total floor area 167.3 m² (1,801 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



>> approval

Signature

Date

	Signature	Date
Dominique Hammond		
Mr A.S. Coombes		

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