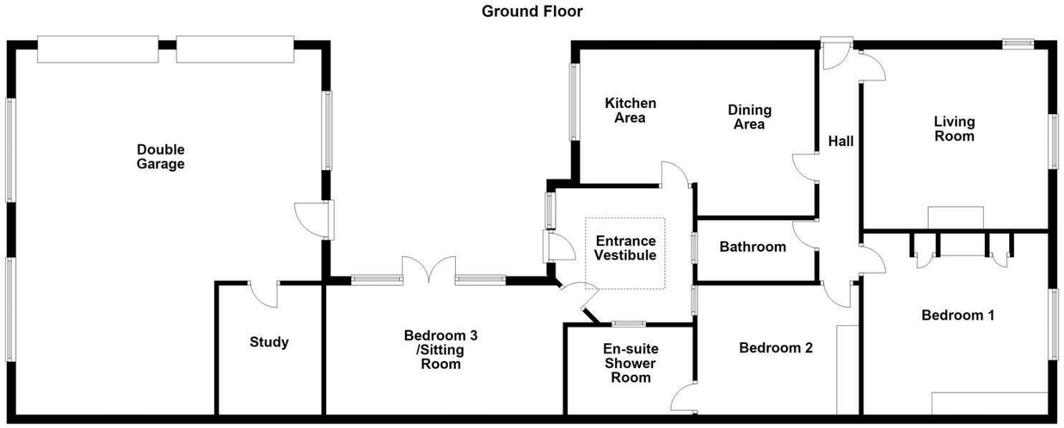
Richard Kendall Estate Agent

WAKEFIELD 01924 291 294 | OSSETT 01924 266 555 | HORBURY 01924 260 022

NORMANTON 01924 899 870 | PONTEFRACT & CASTLEFORD 01977 798 844





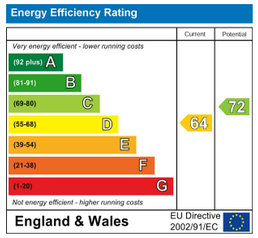
123 Westfield Road, Horbury, Wakefield, WF4 6ER

For Sale Freehold £325,000

A superior and beautifully presented detached true bungalow, offering deceptively spacious and well proportioned accommodation, including three double bedrooms and neighbouring outbuildings. Improvements include repointing, replastering, rewiring, replacement skirting boards, architraves and internal doors, new AAA-rated double glazing, Amtico flooring, external lighting, a new central heating boiler and radiators, a new house bathroom and a new en suite shower room.

The accommodation briefly comprises an entrance hall leading into the living room, spacious kitchen diner, two double bedrooms, a contemporary en suite shower room, main house bathroom and a further entrance vestibule. Bedroom one benefits from a fitted double wardrobe with high gloss sliding doors, while bedroom two also has a fitted double wardrobe with high gloss doors. The kitchen is fitted to a modern standard and further complemented by wall lighting, inset spotlights and display units with glazed fronts. The entrance vestibule is a particularly attractive feature, benefitting from a UPVC double glazed tinted, self-cleaning lantern style glass roof which allows plenty of natural light into the space. Bedroom three is currently arranged as a sitting room and benefits from French doors opening directly onto the garden, offering excellent flexibility depending on individual requirements. Further access is provided to the attached double garage, which also incorporates a useful study area. Externally, the property benefits from a low maintenance garden designed for ease of upkeep, with gated access from the front leading onto a block paved garden area incorporating an artificial lawn section. A block paved driveway provides off street parking and leads to the attached double garage, which benefits from electric doors, power and lighting.

The property is conveniently situated for daily access to the motorway network, while also being within easy reach of a range of local amenities, including shops and schools. Only a full internal inspection will truly reveal the space, specification and quality this impressive bungalow has to offer. Properties of this nature are rarely available for long and an early viewing is highly recommended. All viewings are strictly by prior appointment.



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

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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.



ACCOMMODATION

ENTRANCE HALL
UPVC front entrance door leading into the entrance hallway. Coving to the ceiling, loft access with drop down ladder, central heating radiator, dado rail and doors leading through to the lounge, kitchen/diner, two bedrooms and the bathroom/w.c.

LOUNGE
13'8" x 13'3" (4.17m x 4.06m)
Central ceiling rose, coving to the ceiling, dado rail, two wall lights point, UPVC double glazed windows on a dual aspect, central heating radiator and a living flame gas fire on a tiled hearth with tiled interior and wooden surround.



BEDROOM ONE
13'5" x 13'9" (4.09m x 4.21m)
Coving to the ceiling, UPVC double glazed window to the side elevation and central heating radiator. Fixed storage cupboard to either side of the chimney breast.



BEDROOM TWO
9'3" x 11'11" (2.84m x 3.65m)
Coving to the ceiling, circular sunlight tube, central heating radiator and UPVC double glazed window to the side elevation. Door through to the en suite shower room/w.c.



ENSUITE SHOWER ROOM/W.C.
9'3" x 6'5" (2.83m x 1.98m)
Contemporary quality three piece suite comprising of shower enclosure with thermostatic shower, low flush w.c. and a porcelain wash basin on a vanity storage unit. Fully tiled walls, high gloss tiled floor, chrome ladder style towel radiator, UPVC double glazed frosted window, extractor vent and shaver socket point.



BATHROOM/W.C.
4'5" x 8'7" (1.37m x 2.64m)
Coving to the ceiling, extractor vent, UPVC double glazed frosted window, part tiled walls and a three piece modern white suite comprising of a low flush w.c, porcelain wash basin on a vanity unit and bath. Central heating radiator and high gloss tiled floor.



KITCHEN
17'0" x 12'10" (5.19m x 3.93m)
Coving to the ceiling, inset spotlights, quality Amtico flooring, central heating radiator and quality solid oak base and wall units with crystal effect handles, laminated work surface over, display cabinets, tiled splash back, Neff four ring gas hob, Bosch integrated electric oven, space for a tall fridge/freezer, space for a washing machine, sink and drainer, UPVC double glazed window to the side elevation and door through to the entrance vestibule.

ENTRANCE VESTIBULE
Vaulted ceiling and LED up lights. Central heating radiator, UPVC side entrance door with UPVC double glazed side panels. Door leading to bedroom three/sitting room.

BEDROOM THREE/SITTING ROOM
17'5" x 9'10" (5.31m x 3.01m)
Two central heating radiators, inset spotlights, UPVC double glazed door leading into the garden with UPVC double glazed side panels.



ATTATCHED DOUBLE GARAGE
Two electric roller doors, power, light, study area and storage space within the boarded roof. Double glazed windows to the side and stable-style door leading into the garden.

OUTSIDE
A block paved driveway provides ample off street parking leading to the attached double garage. The garden is low maintenance with a block paved wrap-around entertaining area, Astro Turf and pedestrian gated access.



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.

EPC RATING
To view the full Energy Performance Certificate please call into one of our local offices.

VIEWINGS
To view please contact our Ossett office and they will be pleased to arrange a suitable appointment.