



WAKEFIELD  
01924 291 294

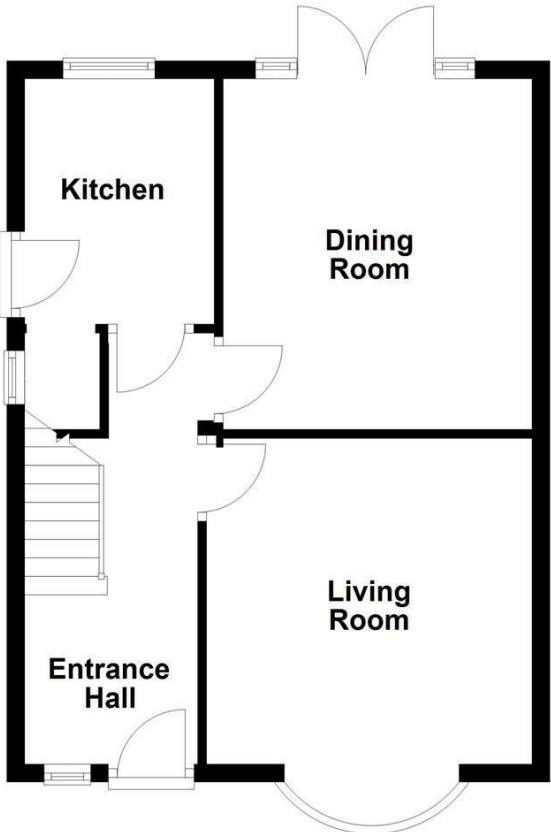
OSSETT  
01924 266 555

HORBURY  
01924 260 022

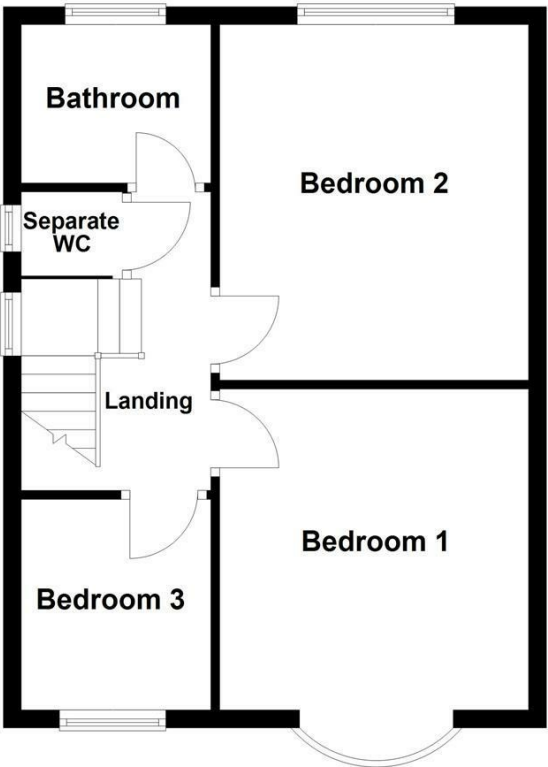
NORMANTON  
01924 899 870

PONTEFRACT & CASTLEFORD  
01977 798 844

Ground Floor



First Floor

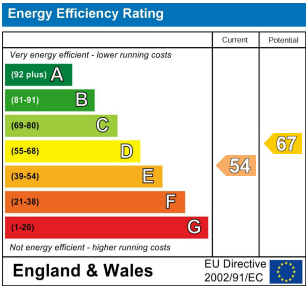


**IMPORTANT NOTE TO PURCHASERS**  
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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



**330 Horbury Road, Wakefield, WF2 8JF**  
**For Sale Freehold £287,500**

Ideally located between Wakefield and Horbury on the well-known Horbury Road, this three-bedroom detached family home offers fantastic potential. The property boasts spacious accommodation, a generous plot, and ample off-road parking — making it a wonderful opportunity for those looking to create their ideal family home.

Upon entering, the hallway provides access to the living room, dining room, and kitchen, as well as the staircase to the first floor. Both the kitchen and dining room benefit from individual external doors, while the kitchen also features a useful under-stairs snug area. To the first floor, the landing provides access to the loft space, three well-proportioned bedrooms, a family bathroom, and a separate WC. Externally, the property enjoys a delightful front garden with pebbled sections, mature shrubs, and trees, all enclosed by timber fencing and double iron gates. The gated driveway offers generous off-road parking and leads to a larger-than-average single attached garage with timber double doors. The rear garden is mainly laid to lawn with additional pebbled areas, a paved patio ideal for outdoor dining and entertaining, and space for a garden shed. The area is fully enclosed, providing a safe and private space for children and pets.

Perfectly positioned between Wakefield and Horbury, the home benefits from excellent local amenities including shops, schools, and regular bus services. Wakefield city centre offers a wider range of facilities and is home to two train stations with direct links to Leeds, Manchester, and London. The nearby M1 motorway provides excellent connectivity for commuters travelling further afield.

An internal inspection is highly recommended to fully appreciate the potential this property has to offer. Early viewing is strongly advised to avoid disappointment.





## ACCOMMODATION

### ENTRANCE HALL

Composite front entrance door into the entrance hall, central heating radiator, coving to the ceiling, stairs to the first floor landing. Doors to living room, dining room and kitchen.

### LIVING ROOM

11'11" x 13'11" [max] x 11'10" [min] [3.65m x 4.25m [max] x 3.63m [min]]  
UPVC double glazed bow window to the front, central heating radiator, coving to the ceiling, gas fireplace, picture shelf.



### DINING ROOM

11'5" x 12'11" [3.5m x 3.95m]  
UPVC double glazed French doors to the rear garden, central heating radiator, coving to the ceiling, gas fireplace with marble hearth, surround and mantel.



### KITCHEN

6'10" x 8'11" [2.1m x 2.72m]  
UPVC double glazed window to the rear, composite side door, access to understairs storage with a frosted UPVC double glazed window to the side. Fitted with a range of wall and base units with laminate surfaces over, 1.5 sink and drainer with mixer tap, four-ring electric hob with extractor hood above, integrated oven, space and plumbing for a washing machine as well as an under-counter fridge/freezer.

### FIRST FLOOR LANDING

UPVC double glazed window to the side, loft access. Doors to three bedrooms, the house bathroom and a separate W.C..

### BEDROOM ONE

11'6" x 14'6" [max] x 11'9" [min] [3.51m x 4.43m [max] x 3.6m [min]]  
UPVC double glazed bow window to the front, central heating radiator.



### BEDROOM TWO

12'11" x 11'5" [3.94m x 3.48m]  
UPVC double glazed window to the rear, central heating radiator.



### BEDROOM THREE

6'10" x 7'9" [2.1m x 2.37m]  
UPVC double glazed window to the front, central heating radiator.



### BATHROOM

6'10" x 6'0" [2.1m x 1.83m]  
Frosted UPVC double glazed window to the rear, central heating radiator, fully tiled, access to a storage cupboard. Pedestal wash basin and a panelled bath with mixer tap and shower head attachment.



### SEPERATE W.C.

3'10" x 2'8" [1.18m x 0.83m]  
Frosted UPVC double glazed window to the side, part tiling, low flush W.C..

### OUTSIDE

To the front of the property, the garden is laid to lawn with pebbled features throughout, including mature shrubs and trees, as well as timber fence surround with a set of iron double gates providing access to a paved driveway which leads down the side of the property to the rear, where we find a large single detached garage with a timber door, separate timber access door, and two UPVC double glazed windows. The rear garden is mainly laid to lawn and incorporates some pebbled areas, as well as a paved patio area perfect for outdoor dining and entertaining purposes, plus space for a timber garden shed. The garden itself is fully enclosed by timber fencing and walls—ideal for pets and children.



### 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.

### EPC RATING

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

### VIEWINGS

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