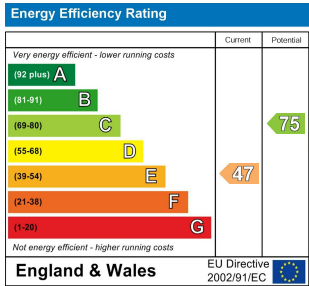


**IMPORTANT NOTE TO PURCHASERS**  
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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



WAKEFIELD  
01924 291 294

NORMANTON  
01924 899 870

OSSETT  
01924 266 555

PONTEFRACT & CASTLEFORD  
01977 798 844

HORBURY  
01924 260 022



## 204 Bridge Road, Horbury, Wakefield, WF4 5PS

### For Sale Freehold £200,000

Deceptively spacious and attractive three bedroom end terraced property, well appointed throughout with a modern kitchen and bathroom and boasting a private and enclosed garden to the rear.

Benefitting from UPVC double glazing and central heating, the accommodation briefly comprises entrance hall, lounge, kitchen/diner, rear lobby, first floor landing, three well proportioned bedrooms, two of which are large doubles and the house bathroom/w.c. Outside, there is a small garden to the front with secure gated access at the side leading into the good sized rear garden with lawn, artificial lawn, patio and brick built outhouse.

Situated within Horbury Bridge, the property is well placed for access to Wakefield city centre and both Horbury and Ossett town centres, a range of amenities including local shops and schools, bus routes and good access to the motorway network for those wishing to commute further afield.

A fantastic home, benefitting from no chain, which would ideally suit the professional couple or family and deserves a viewing to fully appreciate the accommodation.





## ACCOMMODATION

### ENTRANCE HALL

Composite front entrance door, maple wood flooring, feature archway and storage cupboard. Doors to the entrance hall and living room.

### LOUNGE

13'3" x 12'5" [4.05m x 3.80m]  
UPVC double glazed window to the front with fitted shutters, electric fire with tiled back and slate surrounding, coving to the ceiling, picture rail and central heating radiator.

### KITCHEN/DINER

15'1" x 13'1" [4.60m x 3.99m]  
Comprising a range of recently installed modern cream fronted wall and base units by Wren Kitchens with Bush board Encore solid surface worktops incorporating 1.5 bowl stainless steel Franke sink unit, five ring CDA gas hob with filter hood over, integrated CDA combi microwave, integrated CDA oven and grill, space for a tall fridge/freezer, plumbing for a washing machine, central heating radiator, maple flooring, UPVC

double glazed window to the rear and door to the rear lobby.

### REAR LOBBY

Composite rear entrance door and staircase to the first floor landing.

### FIRST FLOOR LANDING

Coving to the ceiling, spotlights, central heating radiator and doors to three bedrooms and the house bathroom/w.c.

### BEDROOM ONE

14'7" x 9'1" [4.46m x 2.79m]  
UPVC double glazed window to the front, coving to the ceiling and central heating radiator.

### BEDROOM TWO

13'10" x 9'4" [4.23m x 2.85m]  
UPVC double glazed window to the rear, spotlights, coving to the ceiling and central heating radiator. Airing cupboard.

### BEDROOM THREE

11'6" x 6'6" [3.53m x 1.99m]  
UPVC double glazed window to the front, coving

to the ceiling, central heating radiator and loft access.

### BATHROOM/W.C.

7'3" x 6'5" [2.23m x 1.96m]  
Three piece white suite comprising panelled bath with electric shower over, pedestal wash basin and low flush w.c. UPVC double glazed frosted window to the rear, fully tiled walls, slate tiled floor and chrome ladder style towel radiator.

### OUTSIDE

Private and enclosed garden to the rear with lawn, artificial lawn, stone paved area, mature plants and shrubs, outside tap, power points, brick built outhouse and secure gated access to the side. Small stone paved & artificial lawn garden area to the front.

### COUNCIL TAX BAND

The council tax band for this property is A.

### 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.