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01924 899 870

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## 2 Lacey Street, Horbury, Wakefield, WF4 5HP

### For Sale Freehold £310,000

Situated close to Horbury town centre, this well presented three bedroom detached property benefits from driveway parking, a detached garage, low maintenance rear gardens and a new boiler installed in December 2024.

The accommodation briefly comprises an entrance hall with a downstairs WC, an open plan lounge and dining area, and a fitted kitchen. To the first floor are three double bedrooms and a family bathroom. Externally, the property offers low maintenance gardens to both the front and rear, along with a side driveway providing off street parking and access to the detached garage.

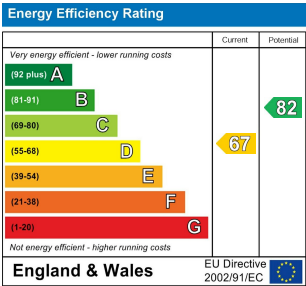
Ideally located close to a wide range of local shops and amenities, the property is also within a short distance of well regarded local schools. This home would make an excellent family property, and early viewing is highly recommended.

**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.





ACCOMMODATION

ENTRANCE HALLWAY

UPVC door into the main hallway providing access to the downstairs WC, a built-in storage cupboard and the lounge. Central heating radiator and staircase to the first floor.

DOWNSTAIRS W.C.

3'11" x 3'11" [1.21m x 1.21m]  
Frosted UPVC double glazed window to the side, chrome style ladder radiator. Comprising a vanity wash hand basin with mixer tap, low flush WC and partially tiled walls.



LOUNGE

14'9" x 11'10" [4.52m x 3.62m]  
UPVC double glazed bay window to the front, central heating radiator, and feature gas fireplace with stone surround. An archway opens through to the dining room.



DINING ROOM

9'7" x 7'8" [2.94m x 2.35m]  
UPVC double glazed windows to the rear, central heating radiator, and door through to the kitchen.



KITCHEN

11'6" x 8'3" [3.53m x 2.52m]  
UPVC double glazed wooden doors to the rear elevation with an additional UPVC rear access door, partially tiled walls. Fitted with an array of wall and base wood units for storage, laminate worktops, integrated electric hob, integrated double oven, space for a washing machine, integrated fridge freezer, and a stainless steel sink drainer unit.

FIRST FLOOR LANDING

Provides access to three bedrooms and the family bathroom.

BEDROOM ONE

10'6" x 10'2" [3.21m x 3.10m]  
UPVC double glazed window to the front, central heating radiator, and built in storage wardrobes.



BEDROOM TWO

12'0" x 10'4" [3.68m x 3.15m]  
UPVC double glazed windows to the rear, central heating radiator, and fitted wardrobes to one side.



BEDROOM THREE

11'4" x 10'3" [3.47m x 3.13m]  
UPVC double glazed window to the rear, central heating radiator, and wardrobes to one side.



BATHROOM

7'10" x 5'7" [2.39m x 1.71m]  
Frosted UPVC double glazed window to the front, central heating radiator and fully tiled walls. Comprising a wall mounted shower over the bath, vanity wash hand basin, WC.



OUTSIDE

To the front of the property is a low maintenance pebbled tiered lawn with bush and shrubbery borders, plus a tarmac driveway offering ample parking for several vehicles. To the rear is a low maintenance flagged garden with space for a greenhouse, along with a detached garage providing storage and an up-and-over door.



COUNCIL TAX BAND

The council tax band for this property is E.

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.