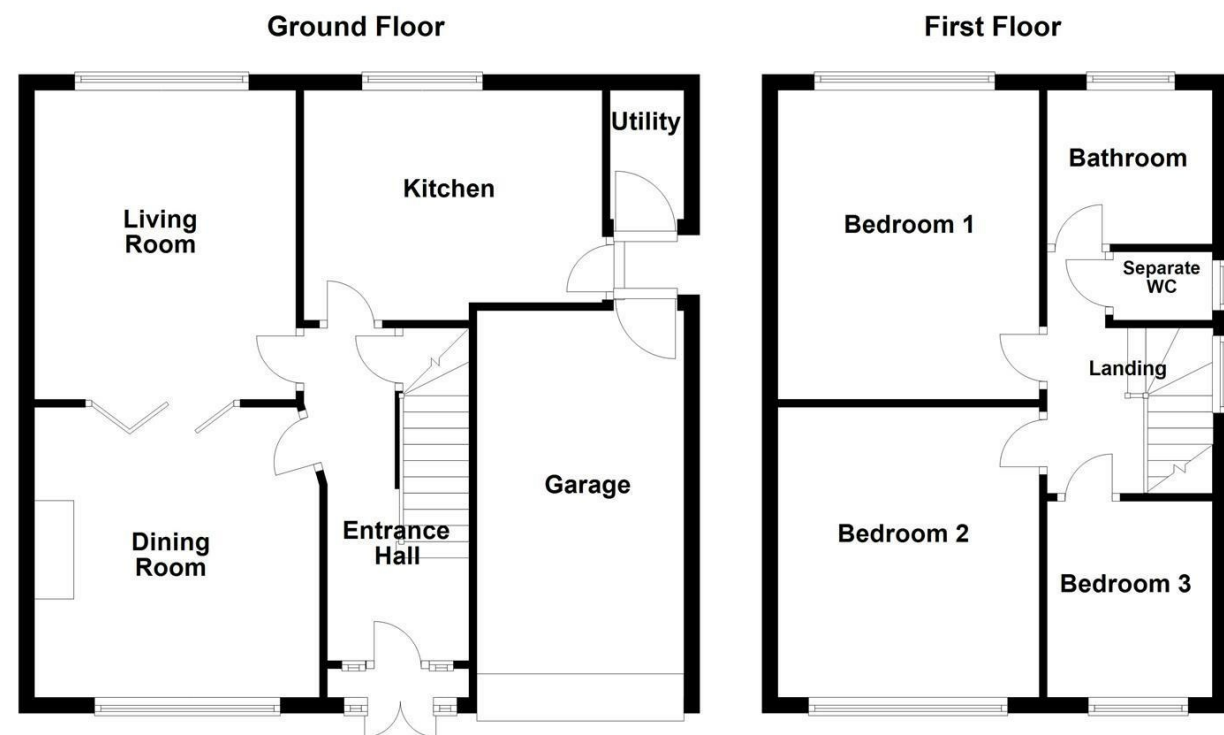


**IMPORTANT NOTE TO PURCHASERS**  
 We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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

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01924 266 555

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01924 260 022

NORMANTON

01924 899 870

PONTEFRACT & CASTLEFORD

01977 798 844



26 Gagewell Drive, Horbury, Wakefield, WF4 6BP

For Sale Freehold £250,000

This larger style three bedroom semi detached home is situated in a highly sought after residential area, offering generous gardens and excellent potential for cosmetic updating.

Featuring UPVC sealed unit double glazing and a gas fired central heating system, the property is entered through a welcoming porch that opens into a spacious reception hall. The dining room is positioned to the front of the home and benefits from bi-folding doors leading into the adjoining living room at the rear. The kitchen is fitted with a wide range of units and includes an external side door providing access to a separate pantry and the integral garage. To the front is a low maintenance gravelled garden and driveway leading to the integral garage. A side pathway accesses the rear, where a larger gravelled garden enjoys far reaching views across the valley beyond.

The property enjoys a prime position on the fringe of Horbury, within easy reach of a variety of local shops, schools and recreational facilities. A wider selection of amenities can be found in nearby Wakefield city centre, which also provides excellent links to the national motorway network.





## ACCOMMODATION

### ENTRANCE PORCH

6'2" x 1'3" [1.9m x 0.4m]

Double UPVC front entrance doors with side screens and an internal door leading into the reception hall.

### RECEPTION HALL

13'9" x 5'10" [4.2m x 1.8m]

Stairs leading to the first floor, central heating radiator and a useful understairs cupboard.

### LIVING ROOM

13'1" x 11'1" [4.0m x 3.4m]

Large picture window taking full advantage of the views to the rear and central heating radiator.



### DINING ROOM

12'1" x 12'1" [3.7m x 3.7m]

Window to the front elevation, central heating radiator and bi-folding doors lead through into the adjoining living room.



### KITCHEN

12'5" x 10'2" [3.8m x 3.1m]

Windows to the rear and external door to the side. Part tiled walls and fitted with a range of white fronted wall and base units with laminate worktops incorporating an acrylic sink unit. Slot-in point for a gas cooker, space and plumbing for a washing machine, under counter spaces for a fridge and freezer, extractor fan and central heating radiator.

### UTILITY ROOM

6'2" x 2'11" [1.9m x 0.9m]

With fitted shelving.

### GARAGE

16'8" x 8'2" [5.1m x 2.5m]

Up and over door to the front, window to the side, and personal door to the side entrance porch and rear.

### FIRST FLOOR LANDING

Loft access point and window to the side.

### BEDROOM ONE

13'1" x 11'1" [4.0m x 3.4m]

Window taking full advantage of far reaching views to the rear and central heating radiator.



### BEDROOM TWO

12'1" x 11'1" [3.7m x 3.4m]

Window to the front, central heating radiator and built-in wardrobes with cupboards over.



### BEDROOM THREE

7'10" x 6'10" [2.4m x 2.1m]

Window to the front and central heating radiator.

### BATHROOM

7'2" x 6'10" [maximum] [2.2m x 2.1m [maximum]]

Tiled walls and fitted with a two piece white and chrome suite comprising panel bath with electric shower over and glazed screen and pedestal wash basin. Chrome ladder style heated towel radiator, built-in linen cupboard and frosted window to the rear.



### W.C.

3'11" x 2'7" [1.2m x 0.8m]

Frosted window to the side and low suite w.c.

### OUTSIDE

To the front is a gravelled, low maintenance garden area together with driveway parking leading to the integral garage. A pathway continues along the side of the house and onto the rear, where there is a much larger gravelled garden area with far reaching views across the valley beyond.



### 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.

### VIEWINGS

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

### EPC RATING

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