



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

OSSETT
01924 266 555

HORBURY
01924 260 022

NORMANTON
01924 899 870

PONTEFRACT & CASTLEFORD
01977 798 844



295 Horbury Road, Wakefield, WF2 8JL

For Sale Freehold £295,000

Enjoying a main road position is this three bedroom semi detached property. Benefitting from ample reception space, off road parking and an enclosed rear garden with a single detached garage, this property is certainly not one to be missed.

The property briefly comprises of the entrance hall with stairs to the first floor landing and doors into the dining room, lounge, downstairs W.C./utility room and the understairs storage cupboard. From the lounge there is access into the spacious kitchen which has access to the rear garden. Upstairs, to the first floor landing there is doors to three bedrooms and the house bathroom. Outside, to the front of the property, there is an attractive lawn with a mature tree and side bushes bordered by stone, alongside a tarmac driveway leading to a timber gate with rear access. At the rear, the driveway continues, offering additional off road parking, a detached garage, a larger than average lawned garden, and a paved patio/seating area ideal for outdoor dining and entertaining.

Within walking distance to the local amenities and schools located nearby. Local bus routes travel to and from Wakefield city centre as well as Huddersfield. The M1 motorway is only a short drive away ideal for those looking to travel further afield on daily basis.

Only a full internal inspection will reveal all that is on offer at this quality home and an early viewing is recommended.

OPEN 7 DAYS A WEEK | RICHARDKENDALL.CO.UK



Zoopa.co.uk rightmove

aria | propertymark
PROTECTED

naeo | propertymark
PROTECTED

The Property
Umbudsman

APPROVED CODE
THE NATIONAL TRUST



ACCOMMODATION

ENTRANCE HALL

Front entrance door into the entrance hall. Central heating radiator, stairs to the first floor landing. Doors to the dining room, lounge, downstairs W.C./utility room and the understairs storage cupboard.

DINING ROOM

11'5" x 11'5" [3.50m x 3.49m]
UPVC double glazed bow window to the front, central heating radiator, feature fireplace with wood surround.

LOUNGE

12'10" x 11'5" [3.92m x 3.49m]
Double doors to the kitchen, central heating radiator, coving to the ceiling, spotlights.



KITCHEN

16'11" x 11'9" [5.16m x 3.60m]
UPVC double glazed window to the rear, UPVC double glazed

French doors to the garden, central heating radiator. A range of wall and base units with laminate worksurface over, , 1 1/2 sink and drainer with mixer tap. Integrated electric hob and integrated oven with stainless steel splashback and cooker hood over, space for a dishwasher, space for an American style fridge freezer.



DOWNSTAIRS W.C./UTILITY ROOM

8'8" x 5'8" [2.65m x 1.74m]
Frosted UPVC double glazed window to the side, spotlights, plumbing for a washing machine, plumbing for a tumble dryer. A two piece suite with a low flush W.C., wash hand basin with mixer tap.

FIRST FLOOR LANDING

UPVC double glazed window to the side. Doors to three bedrooms and the family bathroom.

BEDROOM ONE

12'9" x 10'7" [3.89m x 3.25m]
UPVC double glazed French doors to the rear [potential to create a

Juliette balcony above the extension with correct planning], central heating radiator, spotlights.



BEDROOM TWO

11'6" x 11'5" [3.53m x 3.50m]
UPVC double glazed window to the front, central heating radiator, spotlights.



BEDROOM THREE

6'11" x 5'10" [2.12m x 1.8m]
UPVC double glazed window to the front, central heating radiator.



BATHROOM

8'9" x 6'7" [2.68m x 2.02m]
Two frosted UPVC double glazed windows to the rear and side, chrome ladder style central heating radiator, spotlights, fully tiled walls and floor. A three piece suite with a tiled in bath, mixer taps with a glass shower screen and shower head attachment, vanity wash hand basin with mixer tap, low flush W.C..



OUTSIDE

To the front of the property there is an attractive lawned area with a mature tree and bushes to the side with a stone border, tarmacadam driveway leading down the side of the property leading to a timber gate providing access to the rear of the property. To the rear of the property the driveway continues offering further off road parking and leading to a detached garage, a larger than average lawned garden and a paved patio/seating area, perfect for outdoor dining and entertaining purposes.



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 Wakefield office and they will be pleased to arrange a suitable appointment.