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 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



## 7 Gagewell Drive, Horbury, Wakefield, WF4 6BP

### For Sale Freehold £265,000

Situated close to Horbury town centre is three bedroom semi detached property benefitting from driveway with garage and lawned gardens to the front and rear.

The property briefly comprises of the entrance hall, lounge, dining room and kitchen. The first floor landing leads to three bedrooms and four piece house bathroom. Outside to the front is a lawned garden and driveway leading to the single garage. To the rear is a flagged patio area and lawned garden, surrounded by mature trees and bushes.

The property is ideally placed for all local shops and amenities that Horbury has to offer including local schools. The motorway network is only a short drive away, perfect for those looking to travel further afield.

This property would make a fantastic family home in a sought after location and a viewing is highly recommended.





## ACCOMMODATION

### ENTRANCE HALL

UPVC front entrance door, central heating radiator, built in understairs storage cupboard and doors to the lounge, dining room and kitchen.

### LOUNGE

11'11" x 11'9" [3.64m x 3.6m]

UPVC double glazed window to the front elevation, central heating radiator and open fireplace with wood surround.



### DINING ROOM

9'7" x 10'10" [2.94m x 3.31m]

UPVC double glazed window to the rear elevation, central heating radiator and open fireplace space.



### KITCHEN

16'2" x 9'0" [4.93m x 2.76m]

Range of wall and base units with laminate work surfaces incorporating stainless steel sink and drainer unit with mixer tap, integrated oven with electric hob and cooker hood. Space for an American style fridge/freezer, space for a washing machine and dryer. UPVC double glazed window and door to the rear, central heating radiator and spotlights.



### FIRST FLOOR LANDING

UPVC double glazed window to the side elevation, doors to three bedrooms and family bathroom.

### BEDROOM ONE

12'10" x 10'9" [3.93m x 3.29m]

UPVC double glazed window to the rear elevation and central heating radiator.



### BEDROOM TWO

11'11" x 11'1" [3.64m x 3.38m]

UPVC double glazed window to the front elevation and central heating radiator.



### BEDROOM THREE

7'3" x 6'10" [2.22m x 2.10m]

UPVC double glazed window to the front elevation and central heating radiator.

### BATHROOM/W.C.

7'4" [max] x 6'10" [2.24m [max] x 2.10m]

Four piece suite comprising corner shower cubicle with wall mounted shower, wash hand basin, bath and low flush w.c. UPVC double glazed frosted window to the rear elevation, central heating radiator and spotlights.



### OUTSIDE

To the front of the property is a lawned garden and driveway providing off road parking leading to the attached garage with up and over door. To the rear is a flagged patio area seating area and lawned garden with mature trees and bushes bordering.



### 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.