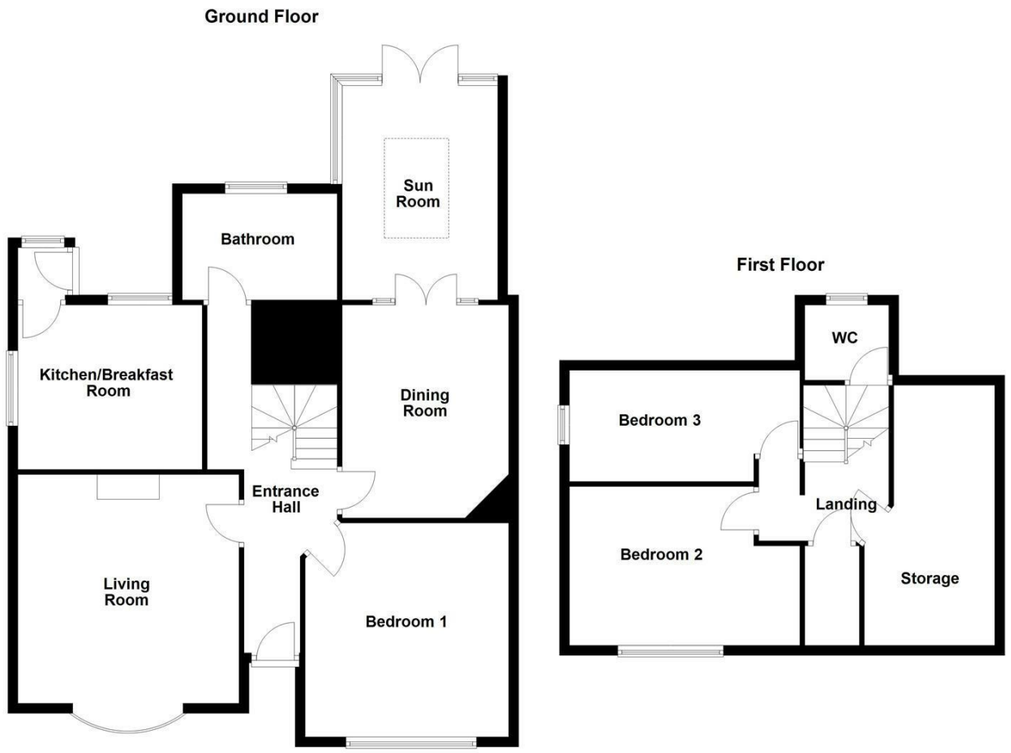


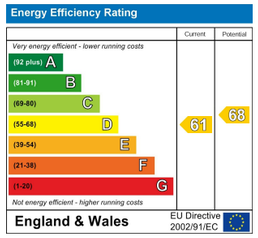


IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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

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NORMANTON 01924 899 870 | PONTEFRACT & CASTLEFORD 01977 798 844

# 336 Horbury Road, Wakefield, WF2 8JQ

## For Sale Freehold £425,000

Set back from the main roadside and screened by foliage is this superb well proportioned three bedroom detached dormer bungalow perfectly positioned between Wakefield and Horbury and occupying a generous plot with ample off street parking via a resin driveway, a detached garage and attractive gardens to both the front and rear.

The accommodation briefly comprises an entrance hall with stairs to the first floor, under stairs storage and doors leading to the living room, kitchen/breakfast room, dining room, bathroom and ground floor bedroom. The kitchen/breakfast room opens into a rear porch with access to the garden, while the dining room connects to a light filled sunroom. To the first floor, the landing provides access to two further bedrooms, a w.c., and two storage cupboards, one of which is a larger fully insulated space with lighting. Externally, the front garden is mainly laid to lawn with a resin driveway providing ample off road parking for several vehicles, continuing to the detached garage. The rear garden is generous in size, comprising a well maintained lawn, a paved patio seating area ideal for outdoor dining and entertaining, and a charming "secret garden" space with room for a shed. The entire plot is enclosed by hedging and timber fencing, ensuring a good degree of privacy.

Ideally located between Wakefield and Horbury, the property benefits from excellent access to local amenities including shops, schools, and public houses, with a wider range of facilities available in Wakefield city centre. For commuters, there are regular local bus routes, two train stations within Wakefield offering direct links to major cities, and convenient access to the M1 motorway (Junction 41).

This property will appeal to a variety of buyers, including growing families and those seeking to downsize with the benefit of a ground floor bedroom. Offered for sale with no chain, an early internal inspection is highly recommended to fully appreciate all that this wonderful home has to offer.

## ACCOMMODATION

### ENTRANCE HALL
Composite front door, central heating radiator, stairs to the first floor landing with understairs storage. Doors to bedroom one, the living room, kitchen/breakfast room, dining room and bathroom.

### LIVING ROOM
14'7" x 16'11" max x 13'11" min (4.45m x 5.17m max x 4.25m min)
UPVC double glazed bow window to the front, two central heating radiators, coving to the ceiling, ceiling rose, picture rail, dado rail and an electric fireplace with marble hearth surround and wooden mantle.

### KITCHEN/BREAKFAST ROOM
10'10" x 12'1" (3.32m x 3.70m)
Range of modern wall and base shaker style units with quartz work surface over incorporating breakfast bar, inset stainless steel 1.5 sink and drainer with mixer tap, four ring induction hob with extractor hood above, integrated double oven, integrated slimline dishwasher, integrated washing machine and integrated fridge freezer. Two UPVC double glazed windows (one to the side and one to the rear). Spotlights, coving to the ceiling, anthracite column central heating radiator, timber stable door to the rear porch. The Glow Worm combi boiler is housed in here.

### REAR PORCH
3'3" x 2'10" (1.00m x 0.87m)
UPVC double glazed window to the rear and a composite door into the rear garden. Fully tiled throughout.

### DINING ROOM
14'0" x 10'11" max x 8'10" min (4.28m x 3.35m max x 2.71m min)
Central heating radiator, coving to the ceiling, picture rail, a set of UPVC double glazed French doors to the sunroom and an electric fireplace with tiled hearth, exposed brick surround and wooden mantle.

### SUN ROOM
14'1" x 10'4" (4.30m x 3.15m)
A large lantern style skylight, blue thermal control glass sky pod, spotlights, a set of UPVC double glazed French doors to the rear garden and UPVC double glazed windows overlooking the rear.

### BATHROOM/W.C.
7'0" x 10'3" (2.15m x 3.13m)
Frosted UPVC double glazed window to the rear, coving to the ceiling, central heating radiator, low flush w.c., ceramic wash basin built into a storage unit with mixer tap, panelled bath with tiled surround, separate shower cubicle with mains fed shower head attachment and glass screen, extractor fan and ladder style central heating radiator.

### BEDROOM ONE
10'11" x 13'11" max x 9'6" min (3.35m x 4.25m max x 2.92m min)
UPVC double glazed window to the front, coving to the ceiling, picture rail, central heating radiator and a range of fitted wardrobes.

### FIRST FLOOR LANDING
Access to two bedrooms, two storage spaces (including one large loft space and further loft storage), door to w.c. and central heating radiator.

### W.C.
4'11" x 5'9" (1.50m x 1.76m)
UPVC double glazed window to the rear, anthracite central heating radiator, low flush w.c, ceramic wash basin built into a storage unit with mixer tap and full tiling.

### BEDROOM TWO
10'6" x 12'3" max x 11'5" min (3.21m x 3.75m max x 3.50m min)
UPVC double glazed window to the front, central heating radiator and fitted wardrobes with sliding mirrored doors.

### BEDROOM THREE
14'7" x 7'2" max x 5'2" min (4.47m x 2.20m max x 1.60m min)
Fitted storage cupboards, UPVC double glazed window to the side and central heating radiator.

### STORAGE SPACE
17'3" x 8'10" max x 6'7" min (5.26m x 2.71m max x 2.01m min)
Insulated throughout with power and light.

### OUTSIDE

### COUNCIL TAX BAND
The council tax band for this property is D.

### 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 Wakefield 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.