



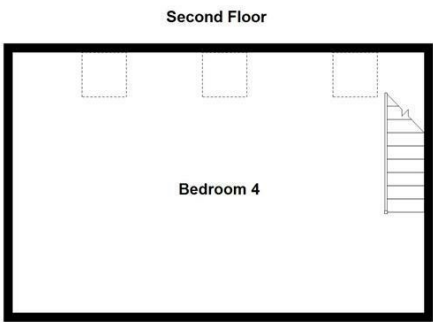
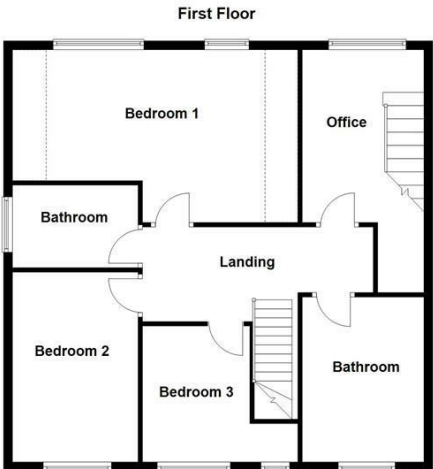
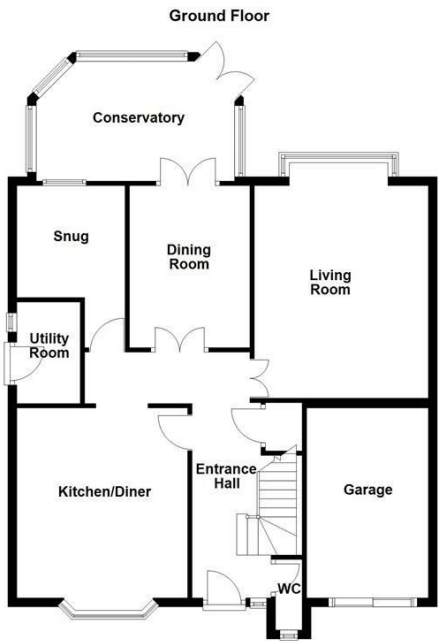
WAKEFIELD  
01924 291 294

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HORBURY  
01924 260 022

NORMANTON  
01924 899 870

PONTEFRACT & CASTLEFORD  
01977 798 844

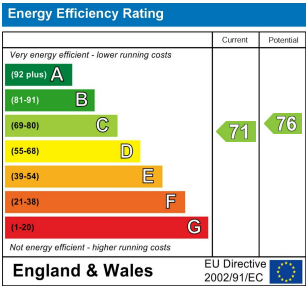


**IMPORTANT NOTE TO PURCHASERS**  
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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



## 389 Horbury Road, Wakefield, WF2 8JJ

### For Sale Freehold £489,950

Situated on the sought after Horbury Road, this highly desirable detached family home is ideal for a range of buyers. Offering five spacious bedrooms, multiple reception rooms and off road parking, this property is certainly not one to be missed.

Upon entrance to the property, the hallway provides access to a downstairs W.C., understairs storage, and a staircase leading to the first floor landing. From here, you enter the kitchen/diner. The ground floor further comprises a living room, dining room, and snug, along with a utility room that leads into a UPVC conservatory overlooking the beautifully maintained rear garden. To the first floor, the property offers an exceptionally spacious principal bedroom with fitted wardrobes and access to a contemporary shower room. Bedrooms two and three are also located on this floor, along with the office, a four piece family bathroom suite and the house shower room. A further staircase leads to bedroom four, from the office, which is a generous loft style room with three Velux windows and additional fitted wardrobes. Externally, the property features a block paved driveway accommodating multiple vehicles. The rear elevation boasts a three tiered garden, including a flagged patio area and a charming pagoda seating area on the first tier, and a lawned garden on the second tier. The space is fully enclosed by timber fencing.

Ideally located, the property is just a 10 minute drive from Wakefield city centre, close to a variety of public houses and restaurants, and within easy reach of motorway links towards Sheffield and beyond. It is perfectly suited to growing or larger families, with local primary and secondary schools within comfortable walking distance.

A viewing is highly recommended to fully appreciate the quality and space this accommodation offers.





#### ACCOMMODATION

##### ENTRANCE HALL

Timber front door into the entrance hall, central heating radiator, spotlights, stairs to the first floor landing. Doors into the understairs storage cupboard, the kitchen/diner, living room, dining room and the snug.

##### KITCHEN/DINER

12'7" x 13'10" [3.85m x 4.24m]

Timber double glazed window to the front. A range of wall and base units with quartz worksurfaces over, stainless steel sink with mixer tap and drainer, space and plumbing for an American style fridge freezer. Integrated double oven, integrated microwave, integrated dishwasher.

##### LIVING ROOM

17'3" x 11'7" [5.27m x 3.55m]

UPVC double glazed bay window to the rear, central heating radiator, coving to the ceiling.



##### UTILITY ROOM

7'6" x 5'0" [2.3m x 1.54m]

Timber door to the side, timber window to the side, stainless steel sink with mixer tap and drainer, tiled splashback, space and plumbing for a washing machine.

##### SNUG

8'1" x 12'2" [max] x 8'11" [min] [2.48m x 3.71m [max] x 2.74m [min]]

Timber double glazed window into the conservatory, central heating radiator, spotlights.

##### DINING ROOM

8'5" x 11'11" [2.57m x 3.65m]

Double doors into the conservatory, central heating radiator, spotlights.



##### CONSERVATORY

14'7" x 8'9" [4.46m x 2.69m]

UPVC double glazed windows surrounding, double glazed patio doors to the rear garden, central heating radiator.

##### LIVING ROOM

17'3" x 11'7" [5.27m x 3.55m]

UPVC double glazed bay window to the rear, central heating radiator, spotlights, coving to the ceiling.

##### DOWNSTAIRS W.C.

5'2" x 2'7" [1.58m x 0.81m]

Timber double glazed window to the rear, central heating radiator, spotlights, chrome handrail. Pedestal wash basin with mixer tap and tiled splashback, low flush W.C..

##### FIRST FLOOR LANDING

Doors to three bedrooms, the office, house bathroom and shower room.

##### BEDROOM ONE

19'4" x 14'2" [max] x 10'4" [min] [5.9m x 4.33m [max] x 3.16m [min]]

UPVC double glazed windows to the rear, central heating radiator, spotlights, a range of fitted wardrobes.



##### BATHROOM

7'4" x 13'1" [2.26m x 3.99m]

Timber double glazed window to the front, central heating radiator, spotlights, extractor fan, part tiling. Pedestal wash basin with hot and cold taps, low flush W.C., shower unit with tray and mixer tap, fully tiled jacuzzi bath with hot and cold taps and shower attachment.

##### BEDROOM TWO

9'4" x 13'11" [2.85m x 4.25m]

Timber double glazed window to the front, central heating radiator, spotlights.

##### SHOWER ROOM

6'0" x 9'6" [1.85m x 2.91m]

Timber double glazed windows to the side, wall mounted radiator, spotlights. Low flush W.C., shower unit with tray and a glass shower screen with a shower head attachment and over head shower.



##### BEDROOM THREE

11'0" x 10'11" [max] x 7'10" [min] [3.36m x 3.34m [max] x 2.4m [min]]

Timber double glazed windows to the front, central heating radiator, spotlights, a range of fitted wardrobes and over stairs storage cupboard, hand wash basin with tiled splashback.

##### OFFICE

7'4" x 14'5" [min] x 18'0" [max] [2.24m x 4.4m [min] x 5.51m [max] ]

Timber double glazed windows to the rear, central heating radiator, spotlights, stairs leading to bedroom four.

##### BEDROOM FOUR

15'5" x 29'6" [4.72m x 9.01m]

Three Velux windows to the rear, central heating radiator, spotlights, fitted wardrobes, eaves storage.

##### OUTSIDE

To the front of the property there is a block paved driveway with ample off road parking, a gravelled area, and a flagstone pathway leading to the timber front door and an electric shutter door into the integral garage. To the rear of the property is a two tiered garden with the first tier having patio areas and a pergola enclosed by timber fencing. The second tier features a lawned garden area with a pebbled area with bushes, trees and has a shed to the rear.



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