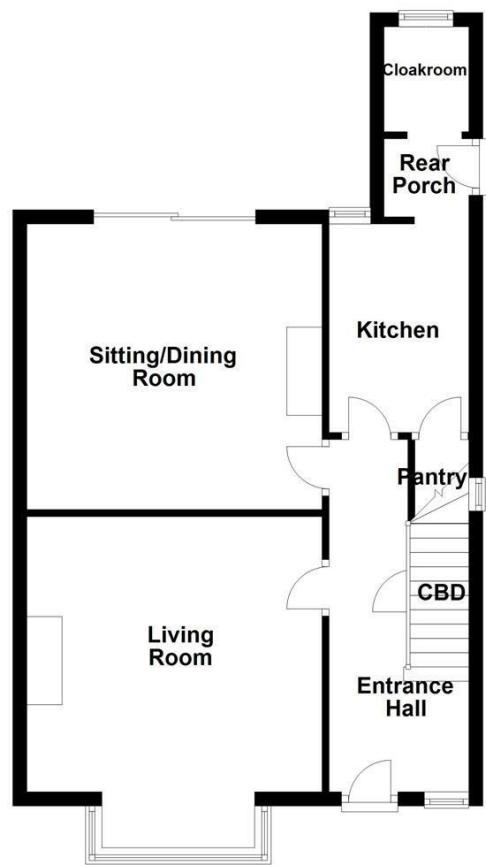
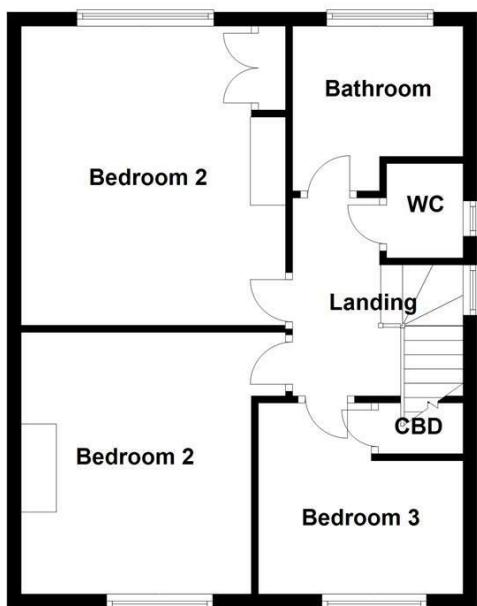


Ground Floor**First Floor****IMPORTANT NOTE TO PURCHASERS**

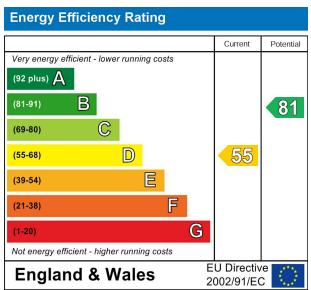
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements to enable them to obtain exact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



315 Horbury Road, Wakefield, WF2 8JL

For Sale Freehold £249,500

A larger than average three bedroom semi detached house located on the popular Horbury Road, offering huge potential throughout and no chain involved. With two reception rooms, south facing garden, ample off road parking, UPVC double glazing and gas central heating.

The accommodation fully comprises entrance hall, living room with a bay window, sitting/dining room, kitchen, rear porch with archway into the cloakroom. To the first floor there are three good size bedrooms, house bathroom and separate w.c. Outside there are attractive gardens to the front and a south facing garden to the rear, a double tarmacadam driveway at the side leads through double timber gates to the single detached garage with manual up and over door.

Located conveniently for Wakefield, Ossett and Horbury, the property is nearby to local bus routes, schools and amenities. The M1 motorway is only a short drive away ideal for those looking to travel further afield and an internal inspection will reveal all that is on offer at this quality home.

OPEN 7 DAYS A WEEK | RICHARDKENDALL.CO.UK



Zoopla.co.uk **rightmove**





ACCOMMODATION

ENTRANCE HALL

Timber front entrance door, UPVC double glazed frosted window to the front, coving to the ceiling, central heating radiator, staircase with hand rail leading to the first floor landing. Doors leading to the living room, sitting/dining room, kitchen and understairs storage cupboard.

LIVING ROOM

11'11" x 15'0" max into bay x 12'11" min [3.64m x 4.58m max into bay x 3.95m min]

Walk in UPVC double glazed bay window to the front, central heating radiator, wall mounted gas fire, coving to the ceiling.



SITTING/DINING ROOM

11'11" x 13'8" [3.64m x 4.18m]

Coving to the ceiling, central heating radiator, wall mounted gas fire, set of aluminium double glazed sliding patio doors leading into the larger than average rear garden.

KITCHEN

10'5" x 6'5" [3.20m x 1.98m]

A range of wall and base units with laminate work surface over, tiled walls, UPVC double glazed windows to the side and rear enjoying a dual aspect, 1 1/2 sink and drainer with mixer tap, space for a freestanding oven and grill, plumbing and drainage for a washing machine, space for fridge freezer, central heating radiator, door into the pantry cupboard with glazed shelving, UPVC double glazed frosted window to the side and a combi boiler. Archway into the rear porch.



REAR PORCH

3'9" x 3'0" [1.15m x 0.93m]

Archway into cloakroom. Entrance door to the side.

CLOAKROOM

4'0" x 4'11" [1.22m x 1.50m]

UPVC double glazed frosted window to the rear, fixed shelving, power and light.

FIRST FLOOR LANDING

Coving to the ceiling, loft access, UPVC double glazed frosted window to the side elevation, doors leading to three bedrooms, house bathroom and separate w.c.

BEDROOM ONE

11'10" x 13'9" [3.63m x 4.21m]

UPVC double glazed window to the rear elevation, central heating radiator, built in wardrobes to cupboard/storage space.



BEDROOM TWO

12'11" x 12'0" max x 10'2" min [3.95m x 3.66m max x 3.10m min]

UPVC double glazed window to the front, central heating radiator.



BEDROOM THREE

8'5" x 9'7" max x 7'5" min [2.58m x 2.93m max x 2.27m min]

UPVC double glazed window to the front, central heating radiator, door into the storage cupboard.

BATHROOM

6'4" x 7'5" max x 6'2" min [1.94m x 2.28m max x 1.89m min]

Panelled bath with two taps and electric shower over, pedestal wash basin with two taps, UPVC double glazed frosted window to the rear, central heating radiator, tiled walls and fixed shelving.



W.C.

3'4" x 4'1" [1.04m x 1.25m]

UPVC double glazed frosted window to the side, central heating radiator.

OUTSIDE

To the front there is an attractive lawned garden with planted borders, a tarmacadam driveway runs down the side of the property and leads to a double timber swing gate and to the single detached garage with manual up and over door. A timber gate accessed the larger than average rear garden with a paved patio area, attractive lawn with concrete pathway, planted borders and a concrete patio area at the rear with timber shed, panelled fenced and brick walls.



COUNCIL TAX BAND

The council tax band for this property is C

EPC RATING

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

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.