



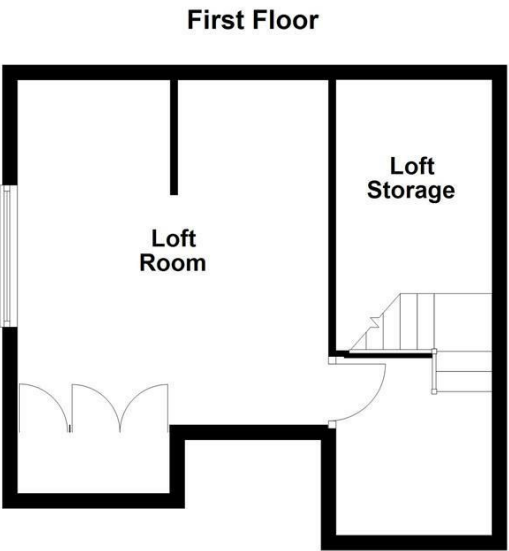
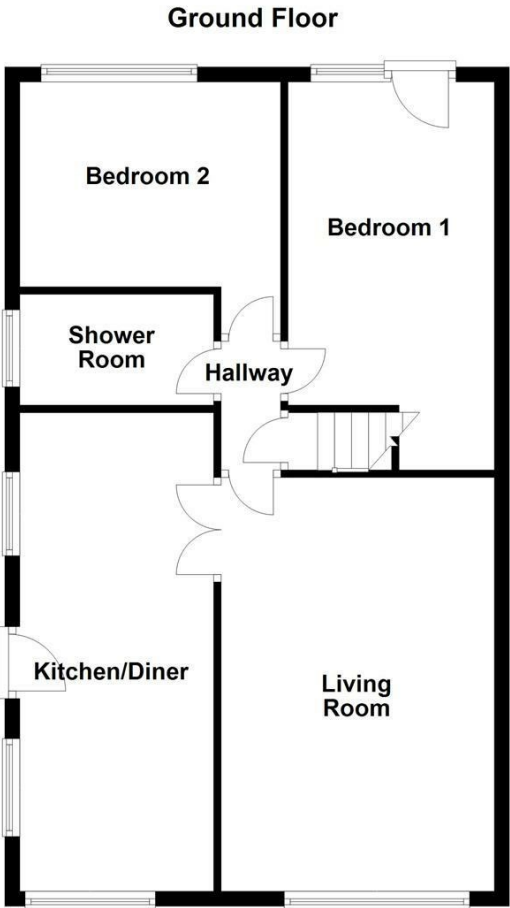
WAKEFIELD  
01924 291 294

OSSETT  
01924 266 555

HORBURY  
01924 260 022

NORMANTON  
01924 899 870

PONTEFRACT & CASTLEFORD  
01977 798 844

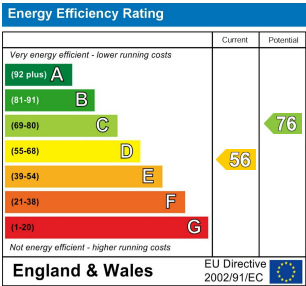


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We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take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



## 24 Woodlands, Horbury, Wakefield, WF4 5HH

### For Sale Freehold £275,000

Nestled into a cul-de-sac location in the sought after town of Horbury, is this two bedroom semi detached bungalow. Superbly presented throughout, with modern fitted kitchen and bathroom, ample off road parking and low maintenance rear garden, this property is certainly not one to be missed.

The property briefly comprises of entry through a side entrance door into the kitchen/diner with double doors into the living room. The living room provides access to the inner hallway and has a UPVC double glazed window to the front. The inner hallway has stairs to the first floor landing and doors off to bedrooms one and two, and the shower room. Stairs to the first floor landing lead to the loft storage room which has a door into the loft room. Outside, to the front, there is a low maintenance garden with pebbled and slate beds, mature shrubs, boundary walls, and a block paved driveway offering parking for several vehicles, leading to a single detached garage with manual up and over door. Side access is via steps or an electric lift. The rear garden is also low maintenance, featuring pebbles, a paved patio for outdoor dining, mature planting, timber fencing, and space for a shed.

Situated in Horbury, this property is ideally located for all the local shops and amenities Horbury has to offer as well as being a short drive away from Wakefield and surrounding areas. Ideally located for the motorway network for those travelling further afield.

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





## ACCOMMODATION

### KITCHEN/DINER

21'1" x 8'6" [6.44m x 2.6m]

Composite side door with frosted glass pane into the kitchen diner. Three UPVC double glazed windows, two to the side and one to the front, central heating radiator, double doors to the living room, spotlights. A range of wall and base, shaker style units with laminate worksurface over, ceramic 1 1/2 sink and drainer with mixer tap, four ring electric hob, with partial glass splashback and stainless steel extractor hood above. Integrated hot point double oven, integrated dishwasher, integrated hot point fridge freezer, integrated washing machine.

### LIVING ROOM

18'0" x 11'11" [5.5m x 3.65m]

UPVC double glazed window to the front, two central heating radiators, door to the further hallway, electric fireplace with marble hearth surround and wooden mantle.



### HALLWAY

Loft access. Doors to two bedrooms, stairs to the loft room and the shower room.

### BEDROOM ONE

9'0" x 14'2" [2.75m x 4.33m]

UPVC double glazed window to the rear, UPVC double glazed door to the rear, a range of fitted wardrobes, understairs storage, central heating radiator.



### BEDROOM TWO

11'7" x 11'2" [max] x 8'11" [min] [3.53m x 3.40m [max] x 2.72m [min]]

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



### SHOWER ROOM

8'6" x 4'9" [2.6m x 1.45m]

Frosted UPVC double glazed window to the side, two ladder style central heating radiators, spotlights, extractor fan, fully tiled. Low flush W.C., ceramic wash basin built into a storage unit with storage below and mixer tap, double shower cubicle with mains fed overhead shower and shower head attachment with glass shower screen.



### LOFT STORAGE

6'10" x 16'4" [average] [2.1m x 5.0m [average]]

Door to the loft room.

### LOFT ROOM

13'3" x 14'5" [4.06m x 4.41m]

UPVC double glazed window to the side, access to further storage, central heating radiator, partial panelling to the ceiling.

### OUTSIDE

To the front of the property, there is a fairly low maintenance front garden, mainly made up of pebbled and slate beds, with planted features including mature shrubs. Walls to the front and a block paved driveway which provides off road parking for several vehicles and leads down the side of the property, where we can find a single detached garage with manual up and over door at the rear. At the side of the property there are steps providing access however there is also an electric lift for accessibility. The rear garden is also fairly low maintenance, mainly pebbled with a paved patio, perfect for outdoor dining and entertaining purposes, mature shrubs and flowers throughout, surrounded by timber fencing, with space for a garden shed.



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