



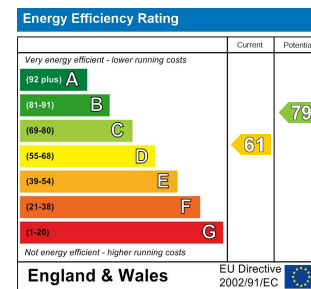
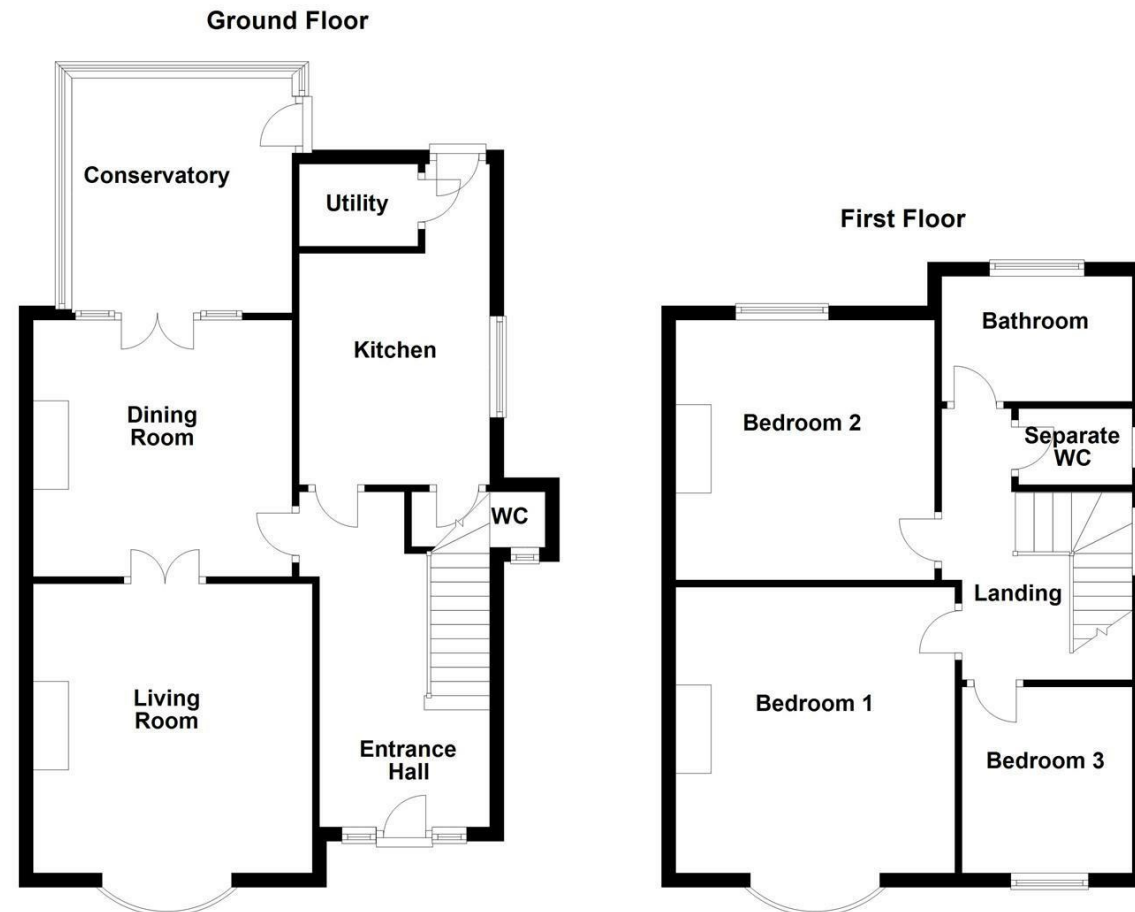
WAKEFIELD  
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01924 266 555

HORBURY  
01924 260 022

NORMANTON  
01924 899 870

PONTEFRACT & CASTLEFORD  
01977 798 844



### 347 Horbury Road, Wakefield, WF2 8JN

For Sale Freehold £355,000

Located on a corner plot with a generous size garden to the rear is this well appointed extended three bedroom semi detached home featuring well proportioned accommodation throughout including ample reception space, three good size bedrooms and attractive front and rear gardens with handy purpose built garden office. With huge potential to extend, subject to the necessary permissions and building regulations.

The accommodation briefly comprises entrance hall, living room, dining room and kitchen. The living room and dining room are interconnected and the dining room also provides access to the conservatory, which leads to the rear. The kitchen has the downstairs w.c., access to the utility and also the rear garden. To the first floor landing there are three bedrooms, house bathroom and separate w.c. To the front of the property the garden is mainly a tarmac driveway, which is expansive with planted bed borders. Iron gates lead to the driveway which runs down the side of the property to a single detached garage with up and over door, power and light. The enclosed rear garden is tiered and mainly laid to lawn, however does incorporate both block paved and decked patio areas perfect for outdoor dining and entertaining, separate vegetable patches in an allotment style with greenhouse, two garden sheds and a purpose built garden office with power, light and double glazing. A further set of timber double gates to the rear provide a further off road secure parking space.

This property would make an ideal purchase for a range of buyers looking in the Wakefield area, it is aptly placed for local amenities such as shops and schools, as well as between places such as Wakefield, Horbury and Ossett for the commuter.

An early viewing comes highly advised to avoid disappointment.

#### 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\*

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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

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## ACCOMMODATION

### ENTRANCE HALL

15'7" x 7'10" max x 4'10" min [4.75m x 2.41m max x 1.48m min]

UPVC triple glazed partially frosted front doors. Further UPVC triple glazed frosted windows to either side of the door, central heating radiator, coving to the ceiling and ceiling rose. Dado rail, stairs providing access to the first floor landing with understairs storage. Doors to the living room, dining room and kitchen.

### DINING ROOM

11'11" x 11'10" [3.64m x 3.63m]

UPVC double glazed French doors leading to the conservatory with UPVC double glazed windows to either side, coving to the ceiling, ceiling rose, central heating radiator. Electric fireplace with laminate hearth, surround and a wooden mantle.

### LIVING ROOM

13'5" x 12'11" [4.1m x 3.95m]

Coving to the ceiling, ceiling rose, double doors to the dining room, two central heating radiators,

dado rail, UPVC double glazed bow window to the front, gas fireplace with marble hearth, surround and mantle.

### CONSERVATORY

10'11" x 9'0" [3.33m x 2.75m]

UPVC double glazed windows, UPVC double glazed door to the rear garden.

### KITCHEN

14'6" x 8'9" max x 3'2" min [4.44m x 2.69m max x 0.97m min]

UPVC double glazed window to the side, central heating radiator, UPVC double glazed frosted door to the rear garden, doors to the utility/cloakroom and downstairs w.c. A range of modern wall and base units with laminate work surface, stainless steel sink and drainer with mixer tap, laminate splashback, four ring gas hob with partial Pyrex splashback and stainless steel extractor hood over, integrated oven, integrated microwave, integrated fridge freezer.

### UTILITY/CLOAKROOM

5'6" x 3'0" [1.69m x 0.92m]

Laminate work surface over, space and plumbing for a washing machine, Viessmann combi boiler.

### DOWNSTAIRS W.C.

6'5" x 5'4" max x 2'3" min [1.98m x 1.65m max x 0.71m min]

Frosted UPVC double glazed window to the front, laminate work surface over with base units, fitted storage shelves. Low flush w.c., wash basin, partially tiled.

### FIRST FLOOR LANDING

8'11" x 13'0" max x 8'10" min [2.73m x 3.97m max x 2.71m min]

Frosted UPVC double glazed window to the side, loft access, ceiling rose, dado rail, doors leading to bedrooms, house bathroom and separate w.c.

### BEDROOM ONE

13'5" x 12'10" [4.11m x 3.93m]

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

### BEDROOM TWO

11'10" x 11'11" [3.62m x 3.64m]

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

### BEDROOM THREE

7'11" x 8'7" [2.42m x 2.64m]

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

### HOUSE BATHROOM

5'9" x 8'9" max x 7'4" min [1.77m x 2.69m max x 2.24m min]

Frosted UPVC double glazed window to the rear, chrome ladder style central heating radiator, ceramic wash basin built in to a storage unit with mixer tap, tiled P-shaped bath with mixer tap and electric shower head attachment with shower screen. Fitted storage and fully tiled.

### W.C.

5'8" x 3'7" [1.74m x 1.11m]

Central heating radiator, dado rail, UPVC double

glazed frosted window to the side, coving to the ceiling, low flush w.c.. partially tiled.

### OUTSIDE

An expansive tarmac driveway providing off road parking for several vehicles with planted bed borders and pebbled areas. Walls one side and to the front, timber fencing to the other with iron double gates providing access to the driveway. The driveway itself runs down the side of the property and to the single detached garage with up and over door, UPVC double glazed window and UPVC door for access. The rear garden is tiered being mainly laid to lawn with planted bed borders and features. Both a block paved and raised decked patio area perfect for outdoor dining and entertaining purposes. Further set of timber double gates providing access to a further concrete secure parking space. The garden itself is fully enclosed by walls and timber fencing and there is a purpose built garden office. Two garden sheds. Outside power, hot and cold tap. Planted allotment beds. Greenhouse.

### GARDEN OFFICE

8'9" x 8'9" [2.69m x 2.69m]

UPVC double glazed door, two UPVC double glazed windows, fitted desk unit, power, light.

### 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.