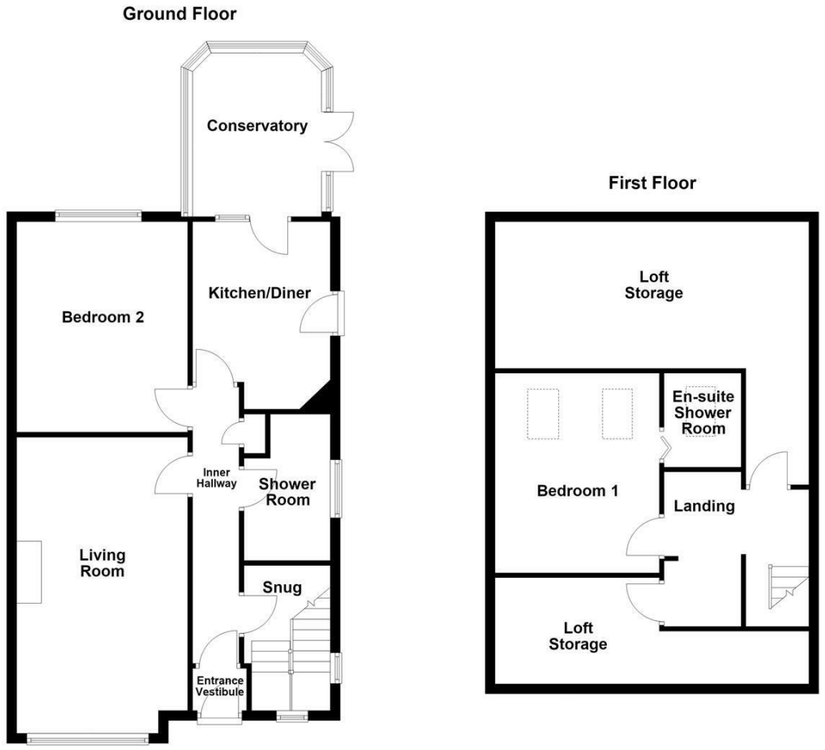
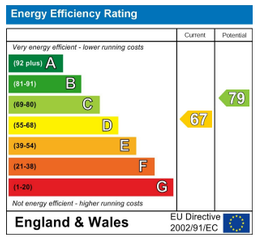


IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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

Richard Kendall Estate Agent

WAKEFIELD 01924 291 294 | OSSETT 01924 266 555 | HORBURY 01924 260 022
NORMANTON 01924 899 870 | PONTEFRACT & CASTLEFORD 01977 798 844



2 Barker Road, Horbury, Wakefield, WF4 6ED

For Sale Freehold Guide Price £300,000

Situated in the sought after town of Horbury is this deceptively spacious two bedroom semi detached bungalow, occupying a generous plot and offering a superb blend of indoor and outdoor living. With versatile reception space and attractive gardens, this appealing home is ideally suited to a range of buyers.

The accommodation briefly comprises an entrance vestibule leading into an inner hallway, which provides access to the living room, kitchen diner, shower room, bedroom two and snug. The kitchen diner opens into the conservatory and also provides access to the side of the property, while the conservatory in turn opens onto the rear garden. The snug provides access to the first floor landing, where there is useful loft storage together with bedroom one, which benefits from its own en suite shower room. Externally, the front garden is attractively landscaped with slate and pebbled borders, mature trees, shrubs and flowers, together with artificial lawn and decked patio areas ideal for outdoor dining and entertaining. A stone paved driveway provides off road parking and leads to the detached single garage, with access available to both the front and side of the property. To the rear is a low maintenance garden incorporating pebbled borders, mature planting, a paved patio area and two useful outbuildings providing excellent garden storage. The garden is fully enclosed by stone walling and timber fencing, making it ideal for both children and pets, with gated access from the side.

Horbury is a popular location for a range of buyers, with local shops, schools, amenities and well regarded establishments all within easy reach, particularly along Horbury High Street. Regular bus services operate nearby, while Wakefield city centre provides two railway stations with connections to Leeds, Manchester and London. The M1 motorway network is also only a short drive away, making the property particularly convenient for those travelling further afield.

Only a full internal inspection will truly reveal everything this attractive home has to offer. An early viewing is highly recommended to avoid disappointment.



ACCOMMODATION

ENTRANCE VESTIBULE
Frosted UPVC double glazed entrance door leading into the vestibule. Coving and spotlights to the ceiling, with door providing access to the inner hallway.

INNER HALLWAY
Column central heating radiator, useful storage cupboard, coving and spotlights to the ceiling. Doors provide access to the living room, kitchen diner, shower room, bedroom two and snug.

LIVING ROOM
19'8" x 11'3" (max) x 9'4" (min) (6.01m x 3.45m (max) x 2.86m (min))
UPVC double glazed window overlooking the front elevation, column central heating radiator, coving to the ceiling and feature gas fire with limestone hearth, surround and mantle.



KITCHEN DINER
12'4" x 8'10" (max) x 5'10" (min) (3.78m x 2.70m (max) x 1.80m (min))
Frosted UPVC double glazed side entrance door and UPVC double glazed door leading into the conservatory. Coving to the ceiling, central heating radiator and dado rail. The kitchen is fitted with a range of wall and base units with laminate work surfaces over, incorporating a 1 1/2 bowl stainless steel sink and drainer with mixer tap and tiled splashbacks. Four ring induction hob with double oven below and extractor hood above, space and plumbing for a washing machine and space for a fridge freezer.

CONSERVATORY
10'9" x 8'8" (max) x 6'3" (min) (3.30m x 2.66m (max) x 1.92m (min))
Surrounded by UPVC double glazed windows with UPVC double glazed French doors opening onto the rear garden. Column central heating radiator.



BEDROOM TWO
14'2" x 11'2" (4.33m x 3.42m)
UPVC double glazed window overlooking the rear elevation, central heating radiator, coving and spotlights to the ceiling, together with a range of fitted wardrobes and storage units.



SHOWER ROOM
5'5" x 9'8" (max) x 6'6" (min) (1.67m x 2.95m (max) x 2.0m (min))
Frosted UPVC double glazed window overlooking the side elevation, extractor fan and column central heating radiator. Fitted with a concealed cistern low flush W.C., ceramic wash basin set within a vanity unit with storage below and mixer tap, together with a shower enclosure with mains fed shower attachment and glazed shower screen. Fully tiled walls and useful fitted storage cupboard.



SNUG
9'8" x 5'8" (max) x 2'1" (min) (2.95m x 1.74m (max) x 0.65m (min))
Two UPVC double glazed windows overlooking the front and side elevations, coving to the ceiling, central heating radiator and staircase providing access to the first floor landing.

FIRST FLOOR LANDING
Velux style roof window, central heating radiator, partial spotlights to the ceiling and door providing access to bedroom one. Further doors provide access to useful loft storage areas.

BEDROOM ONE
10'5" x 15'2" (3.20m x 4.63m)
Spotlights to the ceiling, two Velux style roof windows, central heating radiator and fitted wardrobes with partially mirrored sliding doors. Door providing access to the en suite shower room.





EN SUITE SHOWER ROOM
5'2" x 9'6" (1.60m x 2.91m)
Velux style roof window, spotlights to the ceiling, extractor fan and ladder style central heating radiator. Fitted with a low flush W.C., pedestal wash basin and shower enclosure with mains fed shower attachment and glazed shower screen. Part tiled walls.



OUTSIDE
The front and side gardens incorporate low maintenance pebbled and slate borders with mature trees, shrubs and flowers, together with decked and artificial lawned patio areas ideal for outdoor seating and entertaining. A stone paved driveway provides off road parking for several vehicles and leads to the detached single garage. The gardens are enclosed by stone walling and mature hedging, with double iron gates providing access to the front and side of the property. The rear garden is designed for low maintenance and incorporates pebbled areas with mature shrubs and flowers, together with access to useful outbuildings/garden sheds. A paved patio area provides an ideal space for outdoor dining and entertaining. The garden is fully enclosed by stone walling and timber fencing, with a timber gate providing access from the side of the property.





PLANNING PERMISSION
Planning permission has been approved for a double storey side extension and a single storey extension to the rear. Further details can be found on the Wakefield Council Planning Portal. Ref. 26/01101/FUL

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.