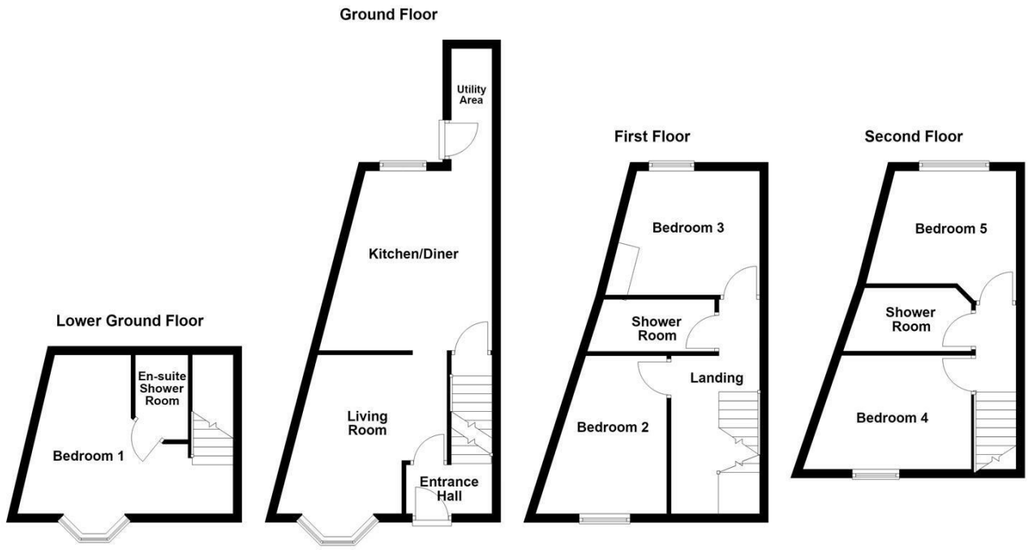
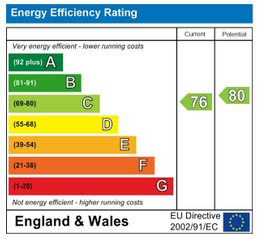


IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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



36 Horne Street, Wakefield, WF2 8EA

For Sale Freehold Offers Over £250,000

Situated just outside Wakefield city centre and deceptively spacious from the front is this well presented five bedroom end terrace home, with substantial accommodation arranged over four levels.

The property offers five good sized bedrooms together with generous reception space and low maintenance external areas, making it an excellent option for larger families or investors seeking substantial accommodation close to the city centre. The accommodation briefly comprises an entrance hall leading into the living room, which opens through into the kitchen diner. From here there is access into the utility area and rear garden, together with stairs leading down to the lower ground floor. The lower ground floor provides a generous bedroom with its own en suite shower room. To the first floor are two further bedrooms and a shower room, while the second floor provides another two bedrooms and an additional shower room. Externally, to the front is a low maintenance pebbled buffer garden with paved access to the entrance door. To the rear is a concrete and paved courtyard style garden, ideal for outdoor seating and entertaining.

The property is conveniently positioned just outside Wakefield city centre, with local shops, schools, public houses and bus routes within easy reach. Wakefield also benefits from two railway stations providing wider connections including Leeds, Manchester and London, while both the M1 and M62 motorway networks are readily accessible. The property may appeal to growing families seeking additional space, as well as investors considering buy-to-let or HMO potential, subject to any necessary consents and licensing requirements.

Only a full internal inspection will truly reveal the scale of accommodation on offer. An early viewing is highly recommended.



ACCOMMODATION

ENTRANCE HALL
Frosted UPVC double glazed front entrance door leading into the entrance hall. Staircase providing access to the first floor landing. Door leading through into the living room.

LIVING ROOM
14'3" x 11'10" (4.36m x 3.62m)
UPVC double glazed window overlooking the front elevation. Central heating radiator. Opening leading through into the kitchen diner.



KITCHEN/DINER
13'7" x 12'6" (4.15m x 3.82m)
UPVC double glazed window overlooking the rear elevation. Inset spotlights to the ceiling. Fitted with a modern range of wall and base units with laminate work surfaces over. Composite sink and drainer with mixer tap and tiled splashbacks. Four ring induction hob with extractor hood above and integrated oven. Space and plumbing for a dishwasher and space for a fridge freezer. Access down to the lower ground floor and opening through into the utility area.

UTILITY AREA
8'10" x 3'1" (2.70m x 0.96m)
Frosted UPVC double glazed door providing access to the rear. Inset spotlights to the ceiling and central heating radiator. Space and plumbing for a washing machine and tumble dryer in a stacked arrangement.

LOWER GROUND FLOOR BEDROOM ONE
15'5" x 13'5" (4.70m x 4.11m)
UPVC double glazed window overlooking the front elevation. Inset spotlights to the ceiling, extractor fan and central heating radiator. Decorative wall panelling. Door providing access into the en suite shower room.



EN SUITE SHOWER ROOM
7'0" x 3'11" (2.15m x 1.21m)
Fitted with a three piece suite comprising low flush W.C., pedestal wash basin with mixer tap and shower enclosure with mains fed overhead shower, separate shower attachment and glazed shower screen. Half tiled walls, chrome ladder style heated towel radiator, inset spotlights and extractor fan.



FIRST FLOOR LANDING
Access to the second floor landing. Doors provide access to bedrooms two and three and the shower room.

BEDROOM TWO
11'11" x 10'0" (3.65m x 3.05m)
UPVC double glazed window overlooking the front elevation. Central heating radiator, fitted wardrobe style storage and decorative panelling to one wall.



BEDROOM THREE
10'4" x 9'4" (3.15m x 2.85m)
UPVC double glazed window overlooking the rear elevation. Central heating radiator, fitted wardrobe style storage and decorative panelling to one wall.

SHOWER ROOM
8'4" x 3'11" (2.55m x 1.20m)
Fitted with a three piece suite comprising low flush W.C., pedestal wash basin with mixer tap and shower enclosure with mains fed overhead shower, separate shower attachment and glazed shower screen. Half tiled walls, chrome ladder style heated towel radiator, inset spotlights and extractor fan.

SECOND FLOOR LANDING
Doors provide access to bedrooms four and five and a further shower room.

BEDROOM FOUR
12'5" x 12'4" (3.80m x 3.78m)
UPVC double glazed window overlooking the front elevation. Central heating radiator, fitted wardrobe style storage and decorative panelling to one wall.



BEDROOM FIVE
10'8" x 10'4" (3.27m x 3.17m)
UPVC double glazed window overlooking the rear elevation. Central heating radiator, fitted wardrobe style storage and decorative panelling to one wall.

SHOWER ROOM
7'6" x 3'11" (2.31m x 1.20m)
Fitted with a three piece suite comprising low flush W.C., pedestal wash basin with mixer tap and shower enclosure with mains fed shower, separate shower attachment and glazed shower screen. Half tiled walls, chrome ladder style heated towel radiator, inset spotlights and extractor fan.

OUTSIDE
To the front is a low maintenance buffer garden, predominantly pebbled with a paved pathway leading to the entrance door. To the rear is a low maintenance courtyard style garden incorporating concrete and paved areas, providing space for outdoor dining and entertaining. There is a right of access across the rear for neighbouring properties for bin access.



COUNCIL TAX BAND
The council tax band for this property is A.

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.

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