



137 Wakefield Road, Horbury, Wakefield, WF4 5HQ

This extended end-terrace house is ideally situated in a substantial plot in a highly sought after residential area with local amenities and excellent transport links. Having three bedrooms and a fabulous dining kitchen with family area it offers an increasingly rare opportunity which is certain to appeal to a wide variety of potential purchasers.

34 Queen Street, Morley, Leeds, LS27 9BR
Tel: 0113 322 6333 Email: morley@dacres.co.uk
dacres.co.uk   



137 Wakefield Road, Horbury, Wakefield, West Yorkshire, WF4 5HQ

General Remarks

A fabulous opportunity to purchase an extended three-bedroom end terrace offering spacious living accommodation which is beautifully presented and tastefully decorated throughout. A viewing is essential to fully appreciate everything this family home has to offer.

The ground floor accommodation comprises; - front entrance hall with an understairs cupboard having plumbing for a washing machine, spacious living room with stairs to the first floor and a feature open fire inset to the fireplace, large dining kitchen with a defined family area and guest WC.

Without doubt, the heart of this fabulous property is the well-appointed dining kitchen having a centre island, fitted wall and base units, ample worktop space and integrated appliances including; - fridge, freezer, hob and oven. The open plan family area has bi-folding doors that open to the front garden making this the perfect layout for entertaining of family gatherings.

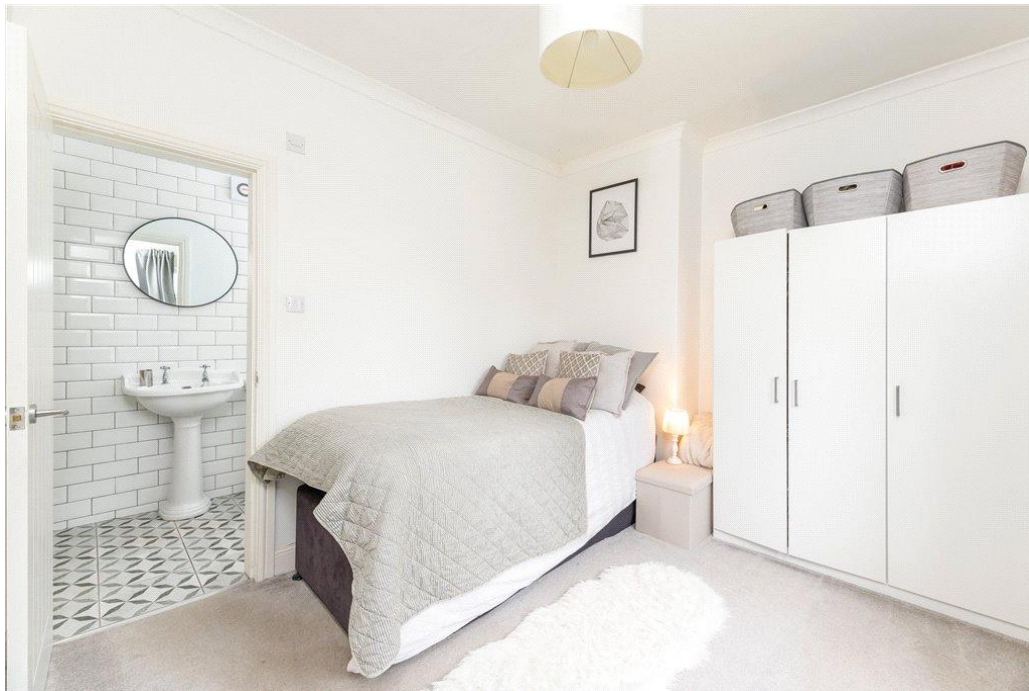


On the first floor there are three bedrooms, the spacious master bedroom benefits from having an en-suite walk-in shower, WC and wash basin. The second and third bedroom have a Jack and Jill bathroom comprising; - bath with shower over, shower screen, WC and wash basin.

Externally, the rear garden is laid to lawn with a decked area having storage underneath, the front garden has a lawned garden to one side and a pebbled area to the other which provides the perfect space for relaxing or enjoying a barbecue. Beyond the garden fence there is off-street parking for four vehicles.



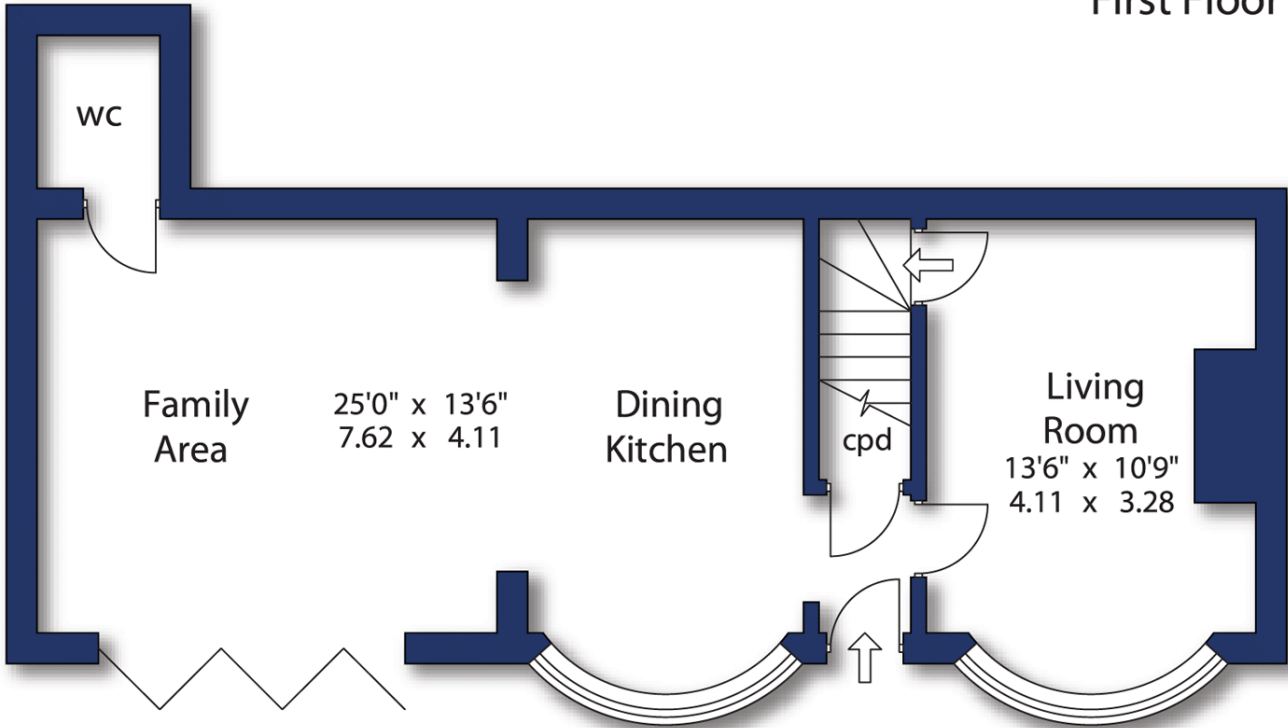




Floorplans



First Floor



Ground Floor



Local Authority & Council Tax Band

- Wakefield Council
- Council Tax Band B

Tenure, Parking & Services

- Freehold
- Mains electricity, water, drainage and gas are installed. Domestic heating and hot water are from a gas fired boiler. Off-street parking is available.

Internet & Mobile Coverage

For information on Internet and Mobile coverage access the Ofcom website from this link <https://checker.ofcom.org.uk/>

Flooding

For information on flood risks please use this link [Check for flooding in England - GOV.UK](#)

Agent's notes

If any issue such as location, communications or condition of the property are of material importance to your decision to view then please discuss these priorities with us before making arrangements. Extensive information on all of our properties can be viewed online at www.dacres.co.uk

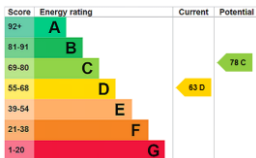
Referral fees

Where we refer a seller/s or a purchaser/s to any of the following providers (and you are welcome to use any alternative provider), Dacre, Son & Hartley reserves the right to claim a reasonable commission in respect of such services which will be charged to the third party provider:

- Conveyancing Provider to deal with the transfer of title and Surveyor Services. In either instance the fee/commission will not exceed £450 per case. In respect of referrals to Mortgage Advice Bureau the average fee will be approximately £450 but may vary and is case specific. Any such commission does not affect our prices to you but may result in the third party provider's prices being higher than it may otherwise be.

Dacres Ref: MOR250256

Disclaimer 1. Our description of any appliances and services (including central heating systems) should not be taken as any guarantee that these are in working order. They have not been, nor will they be tested. 2. These particulars do not constitute an offer or contract of sale, and any prospective purchaser should satisfy themselves by inspection of the property. 3. You should not rely on anything stated verbally by any member of Dacre, Son & Hartley Morley's staff unless we confirm the matter in writing. 4. All illustrations are for identification purposes only and are not to scale. 5. Measurements are taken in imperial to the nearest three inches. 6. There is no implication that an item is included within the sale by virtue of its inclusion within any photograph. 7. The sale is subject to all rights of support, public and private rights of way, water, light, drainage and other easements, quasi easements and wayleaves, and all or any other rights whether mentioned in these particulars or not. Dacre, Son & Hartley is a registered trademark of Dacre, Son & Hartley Limited. Details prepared by Right House Yorkshire Limited, a Dacre, Son & Hartley franchise operating under licence. Registered office: 10 Cliff Parade, Wakefield WF1 2TA. Registered in England No. 09832117 VAT Register No. 236 1076 28



Mortgage Advice Bureau

01274 515 763

Dacres Surveys

Call for a quote
01943 885 400

ARRANGE A VIEWING

Call `Property.Office.GetPhone("b")`>
or email morley@dacres.co.uk

