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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.



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



12 The Sycamores, Horbury, Wakefield, WF4 5QG

For Sale Freehold Offers Around £225,000

This three bedroom detached home is situated in a popular part of the much loved town of Horbury. The property benefits from off street parking, a detached garage, UPVC double glazing and central heating.

The accommodation briefly comprises entrance hall, spacious through lounge/diner, fitted kitchen with useful pantry, first floor landing, three bedrooms and the house bathroom/w.c.

Outside, there is a lawned garden to the front with a driveway to the side leading to a detached single garage, whilst to the rear is a low maintenance, enclosed paved patio garden.

Horbury plays host to a range of amenities including shops, schools, good bus routes and within easy reach of the motorway network for those wishing to commute further afield.

An early viewing is highly recommended to fully appreciate the accommodation on offer.



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ACCOMMODATION

ENTRANCE HALL

7'1" x 4'6" [2.18m x 1.38m]

Alarm system, carpeted flooring, double central heating radiators, stairs to the first floor and door through to the lounge.

LOUNGE

26'6" max x 10'2" plus recess [8.08m max x 3.10m plus recess]

UPVC double glazed bow window to the front and UPVC double glazed sliding patio doors to the rear. Two double central heating radiators, coving to the ceiling, carpeted, timber feature fireplace with marble effect hearth and gas fire inset. Wall lights and door leading through to the fitted kitchen.

KITCHEN

10'10" plus storage x 7'0" [3.31m plus storage x 2.15m]

Range of timber wall and base units with laminate work surface over incorporating stainless steel sink and drainer unit, electric in built oven with four ring gas hob and extractor hood over. Space and plumbing for a washing machine and space for under counter fridge/freezer. Part tiled walls, vinyl

tilled effect flooring, useful under stairs storage cupboard with shelving and UPVC double glazed door and window to the rear.



FIRST FLOOR LANDING

UPVC double glazed window to the side and loft hatch which is fully insulated and partly boarded. Useful storage cupboard over the bulk head. Doors to three bedrooms and house bathroom/w.c.

BEDROOM ONE

12'7" plus fitted wardrobes x 8'8" [3.84m plus fitted wardrobes x 2.65m]

UPVC double glazed window to the front, double

central heating radiator and range of fitted wardrobes.



BEDROOM TWO

11'6" x 8'7" [3.53m x 2.64m]

UPVC double glazed window to the rear, single central heating radiator and carpeted flooring.



BEDROOM THREE

5'11" x 9'6" [1.82m x 2.90m]

UPVC double glazed window to the front, single central heating radiator, fitted single bed unit and carpeted flooring.

BATHROOM/W.C.

6'4" x 5'10" [1.95m x 1.79m]

Fully tiled with a white three piece suite comprising panelled bath with electric shower over, low flush w.c. and pedestal wash hand basin. UPVC double glazed frosted window to the rear and single central heating radiator.



OUTSIDE

To the front of the property there is a driveway leading down the side of the property to a detached single garage with up and over door, small lawned garden with hedge and fence boundaries. To the rear there is a low maintenance paved garden which is enclosed with fence boundaries and a good sized shed for storage.



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.

VIEWINGS

To view please contact our Ossett 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 six local offices.