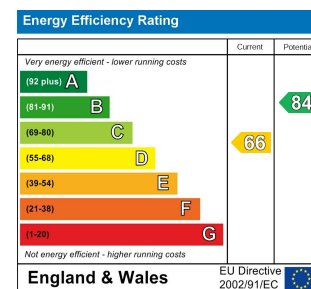
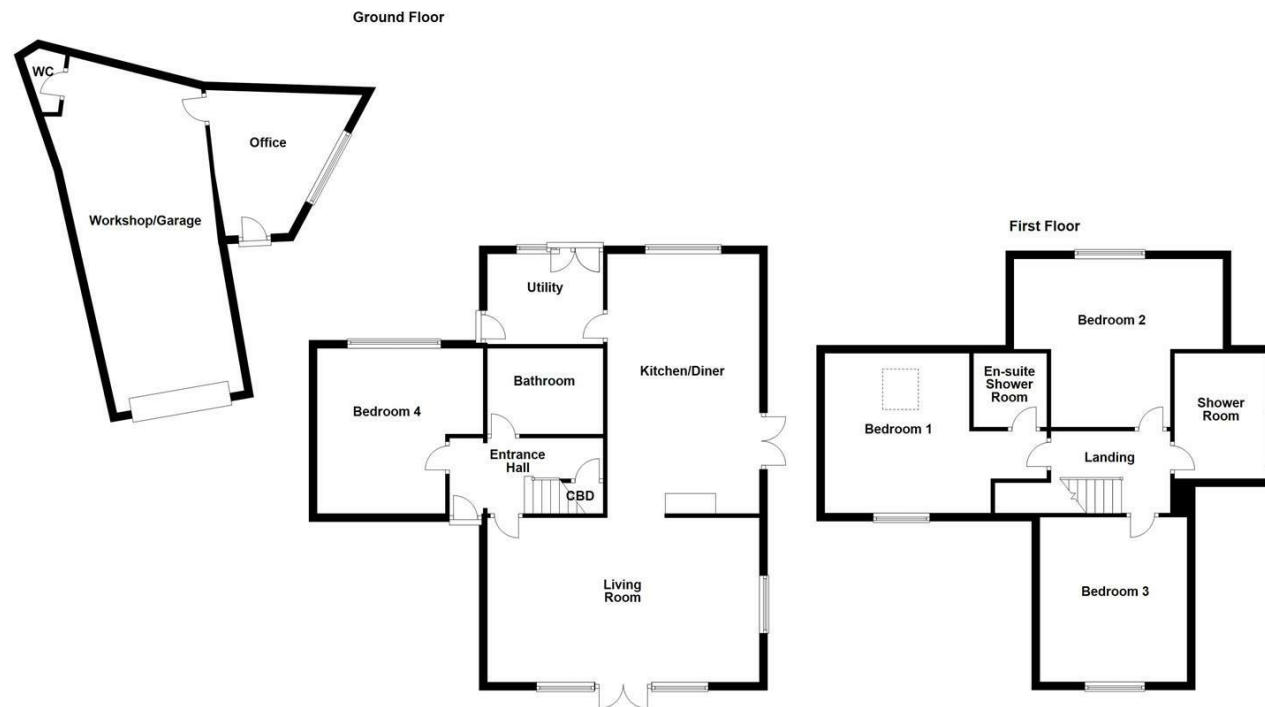




**WAKEFIELD** | **OSSETT** | **HORBURY**  
**01924 291 294** | **01924 266 555** | **01924 260 022**  
**NORMANTON** | **PONTEFRACT & CASTLEFORD**  
**01924 899 870** | **01977 798 844**



**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.



**29 Southfield Close, Horbury, Wakefield, WF4 5AZ**

**For Sale Freehold Offers Over £500,000**

Exceptionally appointed and positioned in the prime section of Horbury, just a 5-minute walk from the village centre, this extensively extended and surprisingly spacious four double-bedroomed detached house sits in a peaceful cul-de-sac. It offers the added advantage of a large workshop/garage with an adjoining office, perfect for various purposes.

The property includes an entrance hall, fourth bedroom, bathroom, living room, and a modern fitted kitchen/diner with a utility room. Upstairs, there are three well-proportioned bedrooms (the principal benefiting from an en suite shower room) and a family shower room. Outside, the front garden is lawned with a block-paved driveway offering ample parking, leading to the spacious workshop/garage equipped with mains power, LED lighting, kitchenette, and WC. Additionally, there's a fully functional office with mains power, light, ethernet ports, a dedicated telephone line, and a CCTV system, ideal for those seeking a home office space. Wrapping around to the rear, the garden is mainly lawned with a stone-paved patio area, perfect for outdoor dining and entertaining, with convenient access to the office. The rear/side garden is enclosed by newly installed timber fencing.

Horbury boasts a range of amenities including shops and schools, with local bus routes nearby and good access to the motorway network.

This property is simply fantastic, ideal for a growing family. An early viewing is highly recommended to fully appreciate the accommodation on offer and to avoid disappointment.





#### ACCOMMODATION

##### ENTRANCE HALL

13'3" x 6'0" [4.05m x 1.83m]  
LED ceiling spotlights, central heating radiator, doors leading to the living room, kitchen/diner, bathroom, bedroom four, and under stairs storage, mains smoke alarm and stairs to the first-floor landing.

##### BEDROOM FOUR

12'4" x 13'7" [max] x 9'11" [min] [3.78m x 4.15m [max] x 3.03m [min]]  
Pendant light, central heating radiator and panoramic UPVC double glazed window to the rear.

##### BATHROOM/W.C.

9'5" x 5'4" [2.89m x 1.64m]  
LED ceiling spotlights, extractor fan, chrome ladder-style radiator, concealed low flush WC, built-in ceramic wash basin with mixer tap and storage, bath with mixer tap and shower head attachment.



##### LIVING ROOM

22'4" x 13'6" [6.81m x 4.12m]  
LED ceiling spotlights, UPVC double glazed window to the side, set of UPVC double glazed French doors leading out to the front garden, two central heating radiators, coving to the ceiling, and a Ekol Clarity Double Sided 14kW [DEFRA Approved] Multifuel Eco-design Stove with a slate-tiled hearth.



##### KITCHEN/DINER

21'1" x 12'5" [6.43m x 3.79m]  
LED ceiling spotlights, range of wall and base units with laminate work surface, double sink, and drainer with mixer tap, integrated double oven, induction hob with extractor hood, space for an American style fridge/freezer, central island, UPVC double glazed window to the rear, UPVC double glazed French doors leading out to the side garden, central heating radiator, mains smoke alarm and a multi-fuel burner.

##### UTILITY

9'5" x 7'8" [2.88m x 2.35m]  
LED ceiling spotlights, wall, and base units with laminate work surface, sink with mixer tap, UPVC double glazed window to the rear, Viessmann condensing boiler, central heating radiator, and a door leading to the rear garden.

##### FIRST FLOOR LANDING

LED ceiling spotlights, mains smoke alarm, doors leading to three bedrooms and the house shower room.

##### BEDROOM ONE

12'3" x 18'10" [max] x 12'7" [min] [3.74m x 5.76m [max] x 3.84m [min]]  
LED ceiling spotlights, UPVC double glazed window to the front, Velux skylight to the rear, ethernet port, central heating radiator, and a door leading to the en suite shower room/W.C.

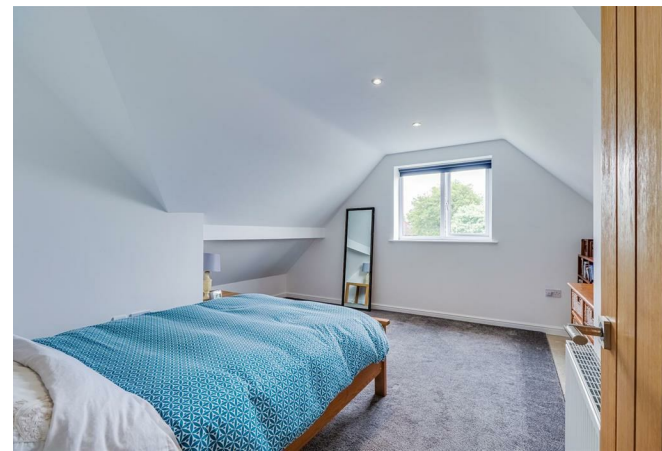


##### EN SUITE SHOWER ROOM/W.C.

5'11" x 5'1" [1.82m x 1.55m]  
LED ceiling spotlights, concealed low flush WC, ceramic wash basin built into a base unit, shower cubicle, chrome ladder-style radiator, and an extractor fan.

##### BEDROOM TWO

17'4" x 14'0" [max] x 8'3" [min] [5.3m x 4.27m [max] x 2.53m [min]]  
LED ceiling spotlights, UPVC double glazed window to the rear, ethernet port and central heating radiator.

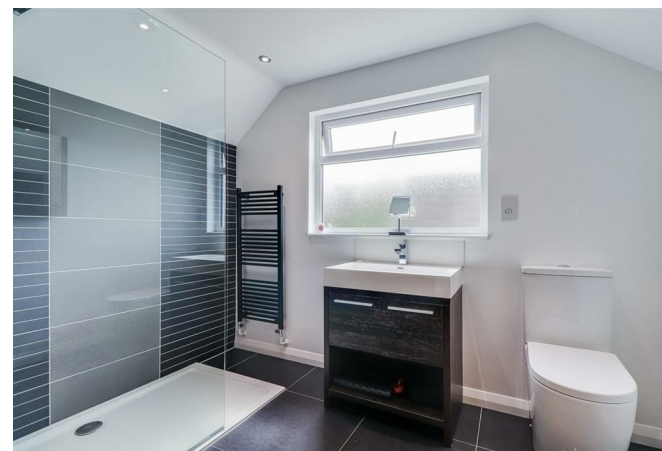


##### BEDROOM THREE

8'3" x 13'5" [2.53m x 4.11m]  
LED ceiling spotlights, storage to both sides, loft access, ethernet port, central heating radiator, and UPVC double glazed window to the front.

##### SHOWER ROOM/W.C.

6'6" x 9'7" [2.0m x 2.93m]  
LED ceiling spotlights, UPVC double glazed frosted window to the side, extractor fan, ladder-style radiator, low flush WC, wash basin built into storage unit, shower cubicle.



##### DETACHED OFFICE

[16'2" [max] x 5'10" [min] x 14'2" [max] x 4'8" [min] [4.94m [max] x 1.79m [min] x 4.32m [max] x 1.43 [m]]  
LED ceiling lights, mains power, currently used as an office with numerous Ethernet ports, UPVC double glazed door and window looking out to the rear garden.

##### WORKSHOP/GARAGE

34'11" [max] x 5'10" [min] x 15'4" [max] x 12'6" [min] [10.65m [max] x 1.79m [min] x 4.68m [max] x 3.82m [m]]  
LED ceiling lights, range of wall and base units, stainless steel sink and drainer, mains power and electric up and over door.

##### W.C.

6'5" x 4'11" [1.98m x 1.5m]  
Low flush WC and storage unit.

##### OUTSIDE

Front garden mainly laid to lawn with planted features, newly laid block-paved driveway, rear garden with stone-paved patio areas, enclosed by timber fencing.



##### Why should you live here?

What our vendor says about their property: This home has never been on the market before and has been in the same family since 1963.

##### COUNCIL TAX BAND

The council tax band for this property is E.

##### 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 local offices.