



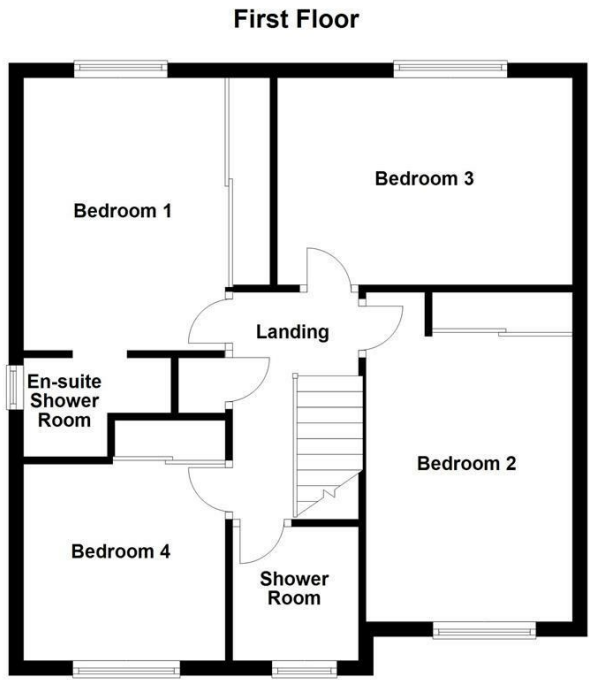
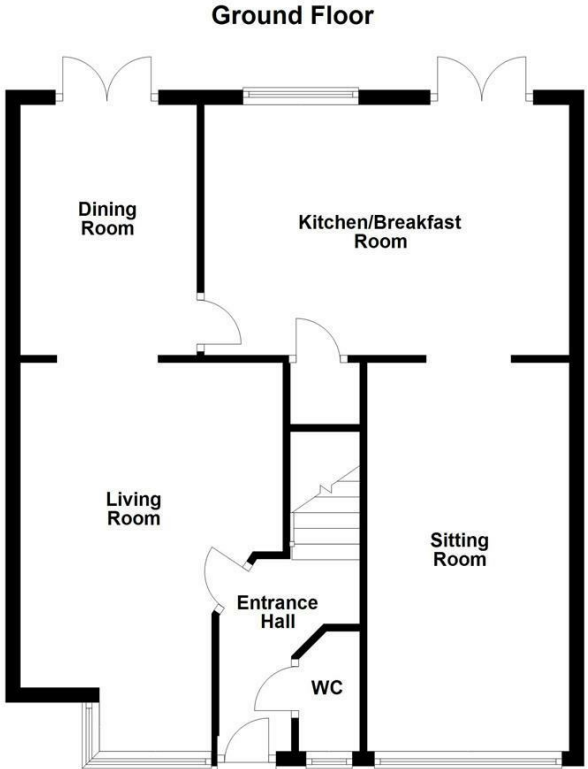
WAKEFIELD  
01924 291 294

OSSETT  
01924 266 555

HORBURY  
01924 260 022

NORMANTON  
01924 899 870

PONTEFRACT & CASTLEFORD  
01977 798 844



**10 Princes Gate, Horbury, Wakefield, WF4 5RD**  
**For Sale Freehold Asking Price £400,000**

**\*\*NO CHAIN\*\*** Located in this modern and attractive development is this substantial four bedroom detached family home having ample off street parking, landscaped rear garden and a stunning modern kitchen breakfast room as well as UPVC double glazing, house alarm system and gas central heating throughout.

The accommodation comprises entrance hall, downstairs w.c., spacious lounge, dining room, breakfast kitchen, sitting room and to the first floor there are four well proportioned bedrooms (the master bedroom having en suite facilities) and a house shower room/w.c. Outside, the property has ample off street parking, paved walkway and the rear garden has a large lawned area, split paved patio section, timber decking with a wooden pergola over and is ideal for entertaining purposes.

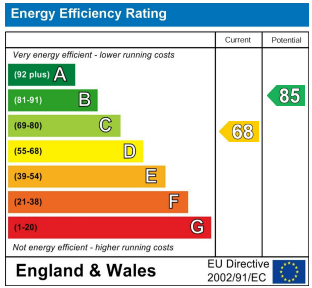
Properties of this nature have always proved in demand with the home buyer and therefore, we strongly recommend an internal inspection at your earliest convenience. Horbury is host to a good range of amenities including shops and schools, whilst daily access to cities such as Leeds can be had via the local motorway network.

**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.



## ACCOMMODATION

### ENTRANCE HALL

Composite entrance door, coving to the ceiling, laminate flooring, staircase to the first floor, central heating radiator, doors to the downstairs w.c. and living room.

### DOWNSTAIRS W.C.

Low flush w.c., pedestal wash basin with tiled splashback, central heating radiator, UPVC double glazed frosted window to the front.

### LIVING ROOM

8'9" min x 12'5" max x 14'5" [2.68m min x 3.79m max x 4.41m]

UPVC double glazed bay window to the front, laminate flooring, two central heating radiators, media wall with electric black glass fire and recess for t.v., coving to the ceiling, feature archway leading to the dining room.

### DINING ROOM

11'3" x 8'0" [3.43m x 2.46m]

UPVC double glazed French doors leading out to the patio area, coving to the ceiling, central

heating radiator and laminate flooring. Door to the modern fitted kitchen breakfast room.

### KITCHEN BREAKFAST ROOM

14'8" x 11'2" [4.49m x 3.42m]

A range of wall and base high gloss units with granite work surface over, tiled splashback and tiled windowsill, stainless steel sink and drainer inset to the work surface having chrome mixer tap, central island high gloss unit with granite work surface over, integrated oven and grill with integrated microwave above, five ring ceramic hob with glass splashback and cooker hood having downlights, UPVC double glazed window to the rear, UPVC double glazed French doors, porcelain tiled floor, two contemporary radiators, archway into the sitting room and door to the understairs storage cupboard with space for a dryer. Integrated washing machine, integrated Bosch dishwasher, integrated freezer, integrated fridge and archway into the sitting room.

### SITTING ROOM

16'10" x 8'0" [5.15m x 2.46m]

Converted garage with UPVC double glazed

window to the front, inset spotlights to the ceiling, laminate flooring and contemporary wall mounted radiator.

### FIRST FLOOR LANDING

Loft access, doors leading off to the bedrooms, house shower room/w.c. and airing cupboard. Laminate flooring.

### BEDROOM ONE

8'11" x 12'1" [2.73m x 3.69m]

Fitted double wardrobe with mirrored doors, UPVC double glazed window to the rear, central heating radiator, laminate flooring, opening into the en suite shower room/w.c.

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

4'4" x 6'3" [1.34m x 1.93m]

Three piece suite comprising enclosed shower cubicle with Jacuzzi style shower with rain shower head, Jacuzzi style jets and pull out shower attachment. Low flush w.c. and wash basin with chrome waterfall mixer tap set into high gloss vanity cupboard. Built in vanity mirror, tiled floor, tiled walls, contemporary radiator, UPVC clad ceiling with chrome strips and inset spotlights, extractor fan to the ceiling, UPVC double glazed frosted window to the side elevation.

### BEDROOM TWO

8'8" x 14'9" [2.65m x 4.50m]

UPVC double glazed window to the front, central heating radiator, laminate flooring, fitted double wardrobe with mirrored doors.

### BEDROOM THREE

8'6" x 13'7" [2.60m x 4.16m]

UPVC double glazed window to the rear elevation, central heating radiator and laminate flooring.

### BEDROOM FOUR

8'11" x 8'11" [2.74m x 2.74m]

UPVC double glazed window to the front elevation, central heating radiator, laminate flooring and fitted single wardrobe with sliding door.

### HOUSE SHOWER ROOM/W.C.

5'11" x 6'1" [1.81m x 1.86m]

Three piece suite comprising larger than average shower cubicle with tiled seating area and curved door, mixer shower with Jacuzzi style jets and rain shower head above, pull out shower attachment. Wall hung wash basin with chrome mixer tap and vanity drawers below. Low flush w.c. Tiled walls and floor. UPVC cladding to the ceiling with inset spotlights, extractor fan, wall mounted contemporary radiator. Vanity mirror and UPVC double glazed frosted window to the front.

### OUTSIDE

Block paved double driveway providing ample off road parking, paved pathway with slate borders and timber gate to the rear garden. Outside lighting. The rear garden has an Indian stone paved patio area ideal for entertaining and dining purposes with a tiered timber decked patio, wooden pergola, low maintenance AstroTurf with Indian slate pathway and planted border. Outside sensor lighting and water point. Timber paneled fences. Timber gate and lean to with outside power supply providing very useful storage.

### 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.

### EPC RATING

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

### VIEWINGS

To view please contact our Horbury office and they will be pleased to arrange a suitable appointment.