



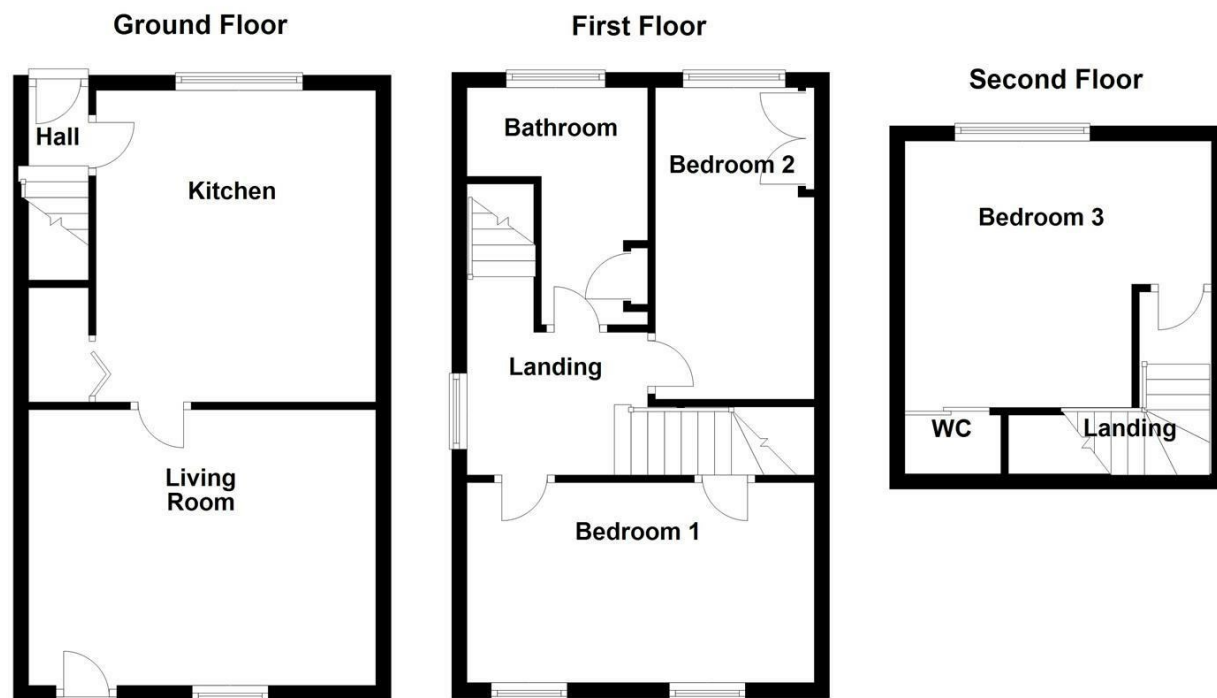
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## 1 The Overcroft, Horbury, Wakefield, WF4 5LP

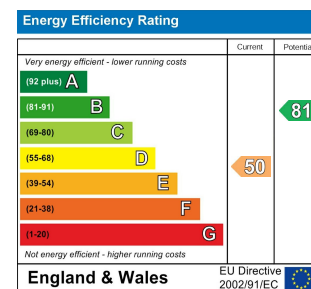
For Sale Freehold £249,500

Set back from the main roadside and having accommodation over three levels is this well presented three bedroom semi detached property benefiting from driveway parking and gardens.

The accommodation comprises of a living room, kitchen, inner hallway, basement storage cellar, first floor landing, two bedrooms, bathroom/w.c., and a further second floor bedroom with w.c. off. Externally there is a low maintenance flagged garden to the front, a flagged driveway with ample space for several cars, and artificial lawn, summer house and seating area to the rear.

The property is ideally located for all local shops and amenities including the local Co-op, as well as being within close distance to all local schools.

This would make a fantastic home in Horbury and a viewing is highly recommended.



### 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\*

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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.



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## ACCOMMODATION

### LIVING ROOM

11'10" x 15'0" [3.63m x 4.58m ]

UPVC front door, UPVC double glazed window to the front elevation, central heating radiator, feature fireplace with surround and feature panelling to one side.

### KITCHEN

13'5" x 8'7" [4.1m x 2.63m]

UPVC double glazed window to the rear elevation, central heating radiator, fitted with an array of wall and base units for storage, integrated electric hob and oven with cooker hood, spaces for a washing machine, fridge freezer and dryer. Black laminate worktops with an inset black 1 1/2 sink and drainer, door into the storage cellar, door into the rear hallway.

### CELLAR

### REAR HALLWAY

Staircase to the first floor landing and a central heating radiator.

### FIRST FLOOR LANDING

Frosted UPVC double glazed window, access to the family bathroom and two bedrooms.

### BEDROOM ONE

14'11" x 8'7" [4.57m x 2.63m]

Two UPVC double glazed windows to the front, central heating radiator, built in storage cupboard.

### BEDROOM TWO

13'6" x 6'10" [4.12m x 2.09m]

UPVC double glazed window to the front elevation, central heating radiator, wood effect grey laminate flooring, built in wardrobe storage.

### BATHROOM/W.C.

6'11" max x 7'1" [2.12m max x 2.16m]

Frosted UPVC double glazed window to the rear, three piece suite with a wall mounted shower over the bath suite, wash hand basin with tiled splashback and mixer tap, low flush w.c. Chrome style ladder radiator and built in airing cupboard.

### SECOND FLOOR LANDING

Access to the third bedroom.

### BEDROOM THREE

13'3" x 8'1" [4.05m x 2.48m]

UPVC double glazed window to the rear elevation, central heating radiator, sliding door to w.c.

### W.C.

4'0" x 3'0" [1.22m x 0.92m]

Wash hand basin with mixer tap and a low flush w.c.

### OUTSIDE

To the front there is gated entry leading to a side flagged driveway with ample space for several cars with an easy to maintain lawn down the side. A detached garage with up and over door for storage. Shared access to the rear with the neighbouring property. There is a low maintenance artificial lawn seating area with wooden summerhouse.

### COUNCIL TAX BAND

The council tax band for this property is B

### EPC RATING

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

### 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.