



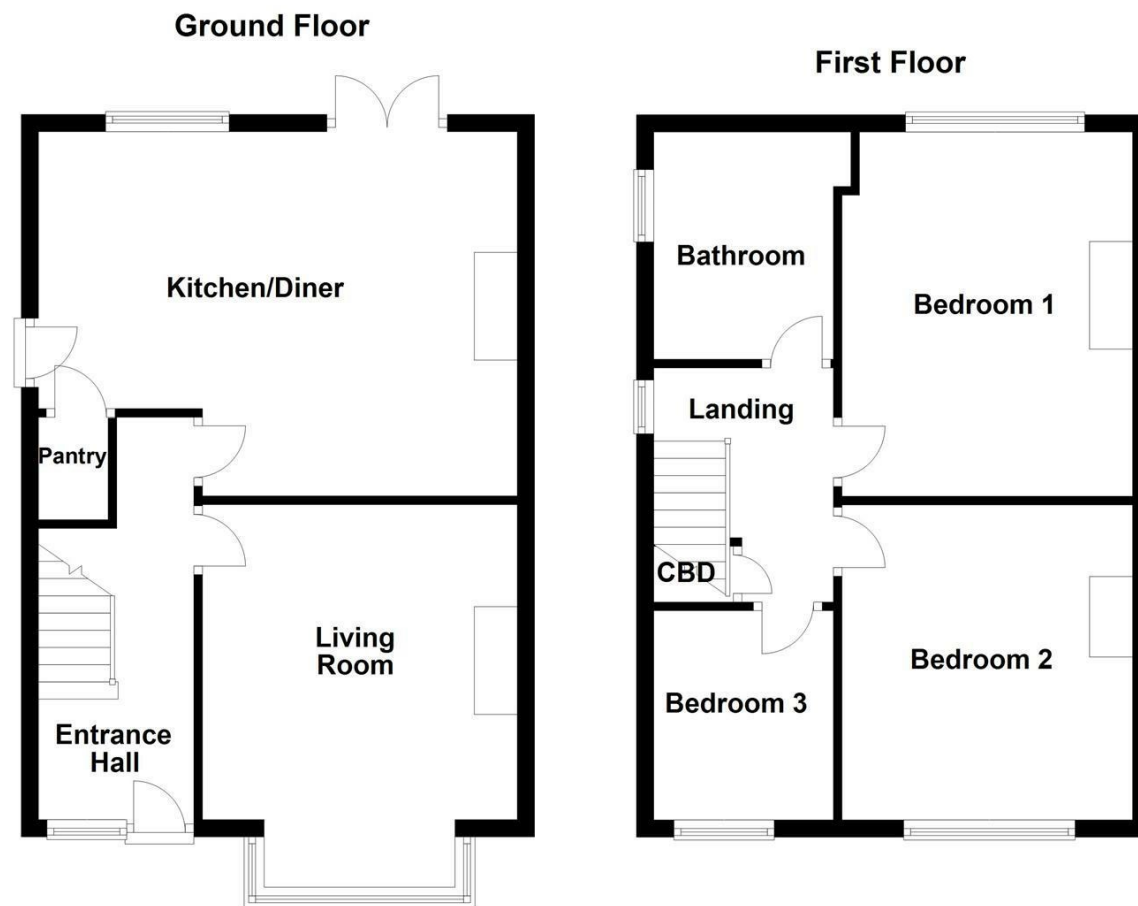
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11 Jenkin Lane, Horbury, Wakefield, WF4 6HA

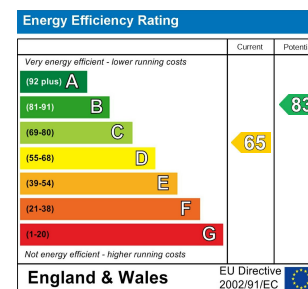
For Sale Freehold £395,000

Having undergone a full renovation is this superbly appointed three bed detached house with far reaching views towards Emley Mast, having being re-wired and re-plumbed throughout with all new UPVC double glazed windows, open plan kitchen/diner, landscaped front and rear gardens.

The property fully comprises of entrance hall, living room and open plan bespoke kitchen/diner with pantry cupboard. The first floor landing leads to three well proportioned bedrooms and a modern four piece suite house bathroom/w.c. Outside to the front of the property there is a tarmac driveway providing off road parking for two vehicles and porcelain paved steps leading down to a porcelain paved pathway to the timber porch. A slate pathway runs down the side of the property leading to an Indian stone paved patio area with timber steps to the elevated timber decked patio and steps to the attractive lawned garden at the bottom. The rear garden is completely enclosed with stunning valley views.

The property is within walking distance to the local amenities and schools located within the sought after village of Horbury, with main bus routes running to and from Wakefield city centre. The M1 motorway is only a short distance away, perfect for the commuter looking to travel further afield.

Offered for sale with no chain and vacant possession. Only a full internal inspection will reveal all that's on offer at this quality home and an early viewing comes highly recommended.



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.

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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.

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,

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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



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ACCOMMODATION

ENTRANCE HALL

Solid wooden front entrance door with timber double glazed frosted window to the side leading into the entrance hall. Picture rail, staircase leading to the first floor landing, central heating radiator and doors leading to the living room and open plan kitchen/diner.

LIVING ROOM

12'0" x 12'0" [min] x 14'7" [max] [3.67m x 3.66m [min] x 4.45m [max]]
Central heating radiator, coving to the ceiling, picture rail, two wall lights, rectangular bay window with UPVC double glazed windows overlooking the landscaped front aspect.



KITCHEN/DINER

10'6" [min] x 13'10" [max] x 11'11" [3.21m [min] x 4.24m [max] x 3.65m]
Range of wall and base units with quartz work surface over and quartz upstand above, under cupboard LED lighting to wall units, granite composite sink with swan neck mixer tap, inset spotlights to the ceiling, fixed shelving to the left of the chimney breast with built in LED lighting and fixed cupboards. Integrated oven and grill with four ring ceramic hob and integral cooker hood, integrated washing machine, integrated fridge/freezer and integrated slimline dishwasher. Central heating radiator, UPVC double glazed door to the side aspect, UPVC double glazed windows and a set of

UPVC double glazed French doors leading to the timber decked patio area overlooking stunning valley views over Emley Mast. Timber door providing access into the pantry cupboard with UPVC double glazed frosted window to the side aspect, light and original curing table within.



FIRST FLOOR LANDING

UPVC double glazed window overlooking the side elevation and loft access with bi-folding wooden staircase ladder to the partially boarded loft with light within. Doors providing access to three bedrooms and the modern house bathroom. Small cupboard door to the storage cupboard over the bulkhead of the stairs.

BEDROOM ONE

11'0" x 13'8" [3.37m x 4.19m]
UPVC double glazed window overlooking the stunning valley views to the rear, central heating radiator and original fireplace with marble hearth, marble surround and grate within.



BEDROOM TWO

11'0" x 12'1" [3.37m x 3.69m]
UPVC double glazed window overlooking the front elevation and central heating radiator.



BEDROOM THREE

7'11" x 6'11" [2.43m x 2.11m]
UPVC double glazed window overlooking the front elevation and central heating radiator.

BATHROOM/W.C.

8'9" x 6'10" [2.68m x 2.09m]
Four piece suite comprising enclosed curved corner shower cubicle with double glass doors and mixer shower with chrome rain shower head, ceramic wash basin with chrome mixer tap, high gloss vanity drawers and tiled splash back with vanity mirror with LED lighting, panelled bath with full tiled surround, chrome mixer tap and low flush w.c. Chrome ladder style radiator, fixed shelving, inset spotlights to the ceiling, extractor fan and UPVC double glazed frosted window overlooking the side elevation.



OUTSIDE

There is a slate paved pathway leading to the front of the property with Indian stone steps leading to the side door turning into a porcelain paved pathway and porcelain steps leading up to the tarmac driveway to the front and a timber porch with tiled roof over the front door. The rear garden is split into three sections with the lower section being an attractive lawn garden with timber steps leading down to it, from an Indian stone paved patio area with solid railway sleeper edges and borders. A further set of timber steps leading up to the timber decked patio area with timber handrail enjoying the stunning valley views towards Emley Mast. Under the timber decked patio area there is a timber door providing access to the undercroft which has the combi condensing boiler housed within. It has a Yorkshire stone paved floor and power and light within. There are timber panelled fences, privet hedges and brick built walls to the rear, making it completely enclosed. Cold water tap to the side.



PLEASE NOTE

The property has scope for a side extension, subject to the necessary planning consent.

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 local offices.