

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



61 Hall Cliffe Crescent, Horbury, Wakefield, WF4 6DG

For Sale Freehold £230,000

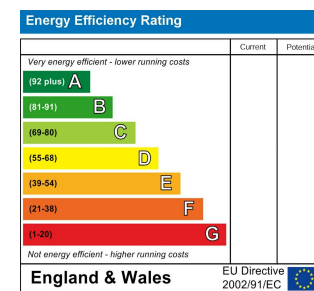
Situated in the sought after location of Horbury is this three bedroom semi detached house well presented home benefiting from features such as off road parking and good outdoor space. This property would be perfect for the commuter or even the first time buyer/growing family.

The accommodation briefly comprises of entrance hall, lounge with door into the kitchen diner with bi-fold doors leading to the garden. To the first floor there are three bedrooms and the family bathroom/w.c.

The garden provides a raised decking area and is a good size with plenty of developmental plans. A driveway wraps around the property to the rear providing off road parking for two-three vehicles and leading to the composite shed.

The property is well placed for local amenities including shops and schools, local bus routes are nearby and there is good access to the motorway network ideal for the commuter wishing to work or travel further afield.

Simply a fantastic family home and an early viewing comes highly recommended to avoid disappointment.



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.

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



ACCOMMODATION

ENTRANCE HALL

UPVC door, which in leads into the entrance hall. UPVC double glazed window to the side, central heating radiator, stairs to the first floor landing, door into the living room.

LIVING ROOM

13'7" x 12'9" [4.15m x 3.89m]
UPVC double glazed window to the front elevation, door off to the open plan kitchen/diner.



KITCHEN DINER

16'1" x 10'6" narrowing to 7'4" [4.91m x 3.21m narrowing to 2.26m]
UPVC double glazed bifold doors looking out onto the rear aspect, inset spotlights, central heating radiator, modern fitted kitchen with wall and base units, laminate work surface over and tiled splash back above. Integrated oven, and microwave, four ring stainless steel gas hob, matte black sink with gold mixer tap.



FIRST FLOOR LANDING

Access to three bedrooms and the house bathroom/w.c. UPVC double glazed window to the

side.

BEDROOM ONE

12'0" x 9'7" [3.68m x 2.93m]
Built in wardrobes,, UPVC double glazed window to the front and central heating radiator.



BEDROOM TWO

9'7" x 9'2" [2.93m x 2.80m]
UPVC double glazed window to the rear and central heating radiator.

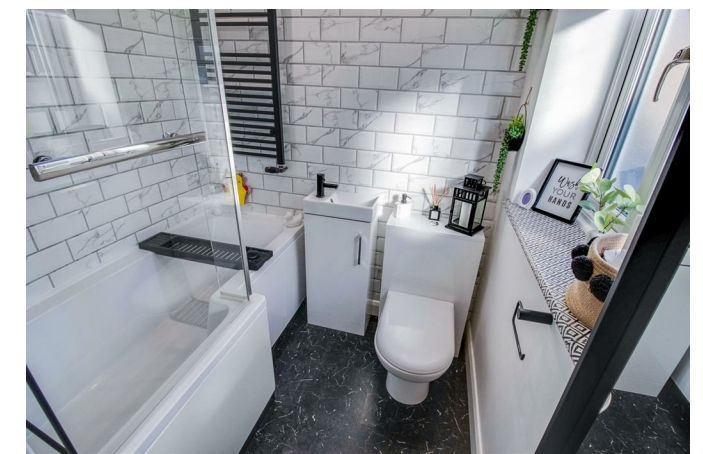


BEDROOM THREE

9'3" x 6'0" [2.82m x 1.85m]
Measurement incorporates overs stairs bulk head. UPVC double glazed window to the side elevation and a central heating radiator.

BATHROOM/W.C.

5'11" x 5'4" [1.82m x 1.64m]
The bathroom comprises, sliding foot, three piece suite comprising low flush w.c., pedestal wash basin with matte black mixer tap, tiled splashback, bath with matte black mixer tap and shower head attachment over. Partially tiled walls, central heating radiator, extractor vent and UPVC double glazed window to the side.



OUTSIDE

To the front the property there is a tarmac driveway providing off street parking and continuing to the side of the property. The rear garden has a raised decking area with hot tub, area of development for lawned garden and concrete hard standing section with composite shed.



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.