



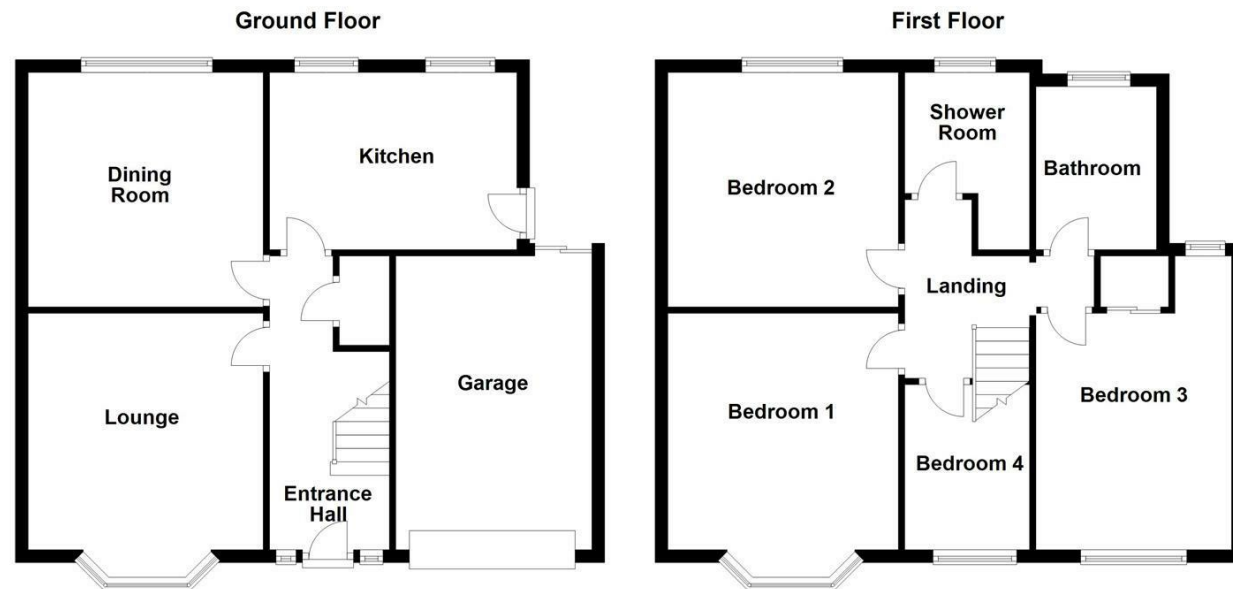
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## 21 Beechwood Grove, Horbury, Wakefield, WF4 5JG

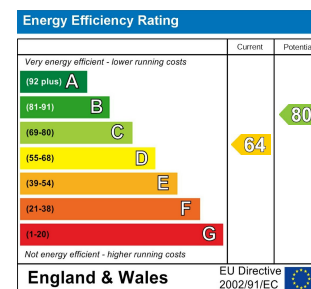
For Sale Freehold £280,000

In need of renovating throughout however offering huge potential is this extended four bedroom semi detached home with majority central heating and double glazing.

The accommodation fully comprises entrance hall, lounge, separate dining room and kitchen. To the first floor landing there are four bedrooms, three of which are doubles, a shower room and additional house bathroom. Outside there is gated access onto a block paved driveway providing off road parking and leading to the garage. The front has a lawned garden with plants and shrubs. To the rear there is a lawned garden with plants, trees and shrubs bordering.

Situated in a popular part of Horbury the property is well placed to local amenities including shops and schools. There are local bus routes nearby.

Offered for sale with no chain involved and vacant possession, this is an ideal home for the growing family to put their own stamp on and an early viewing comes 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.

### 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



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## ACCOMMODATION

### ENTRANCE HALL

Entrance door with windows to either side, radiator, staircase leading to the first floor landing, door to the understairs storage, doors to the kitchen, lounge and dining room.

### LOUNGE

11'11" x 14'8" into bay window [3.64m x 4.48m into bay window]

UPVC double glazed window to the front, coving to the ceiling, picture rail, fire surround and three radiators.

### DINING ROOM

11'10" x 11'10" [3.63m x 3.62m]

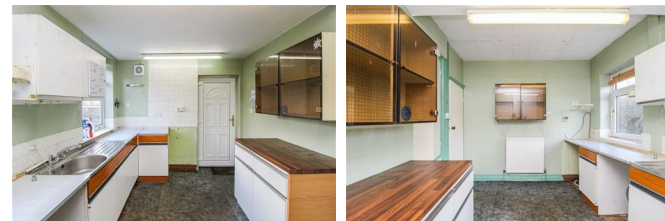
UPVC double glazed window to the rear, gas fire, boiler, picture rail.



### KITCHEN

12'11" x 8'9" [3.96m x 2.68m]

Wall and base units with work surface over incorporating stainless steel sink and drainer with mixer tap, plumbing for washing machine, space for fridge freezer, two UPVC double glazed windows to the rear, UPVC door to the side, radiator, tiled effect flooring.



### FIRST FLOOR LANDING

Loft access, doors to four bedrooms, bathroom and shower room.

### BEDROOM ONE

14'11" into bay x 11'10" [4.56m into bay x 3.63m]

UPVC double glazed walk in bay window to the front, picture rail and radiator.



### BEDROOM TWO

11'10" x 11'10" [3.63m x 3.62m]

UPVC double glazed window to the rear, picture rail.

### BEDROOM THREE

14'4" x 13'7" max x 11'1" min [4.310m x 4.15m max x 3.40m min]

UPVC double glazed windows to the front and rear. Radiator, fitted double wardrobes with sliding doors.

### BEDROOM FOUR

5'11" x 8'7" [1.81m x 2.64m]

UPVC double glazed window to the front.

### SHOWER ROOM/W.C.

5'9" x 5'11" to shower screen [1.77m x 1.81m to shower screen]

Shower with mixer shower and is fully tiled. Low flush w.c. and wash basin over pedestal. Airing cupboard, radiator, UPVC double glazed frosted window to the rear.



### HOUSE BATHROOM/W.C.

6'0" x 9'5" [1.85m x 2.89m]

Low flush w.c., wash basin over pedestal and panelled bath. UPVC double glazed frosted window to the rear and radiator.

### OUTSIDE

garage 10'3" x 16'0" max (garage 3.13m x 4.90m max)

Garden to the rear, plants and shrubs bordering. Sliding door to the garage, the garage has up and over door, light and power. To the front there is gated access onto a block paved driveway providing off street parking and leading to garage. Lawned garden to the front with plants and shrubs bordering.



### 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.

### 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.