



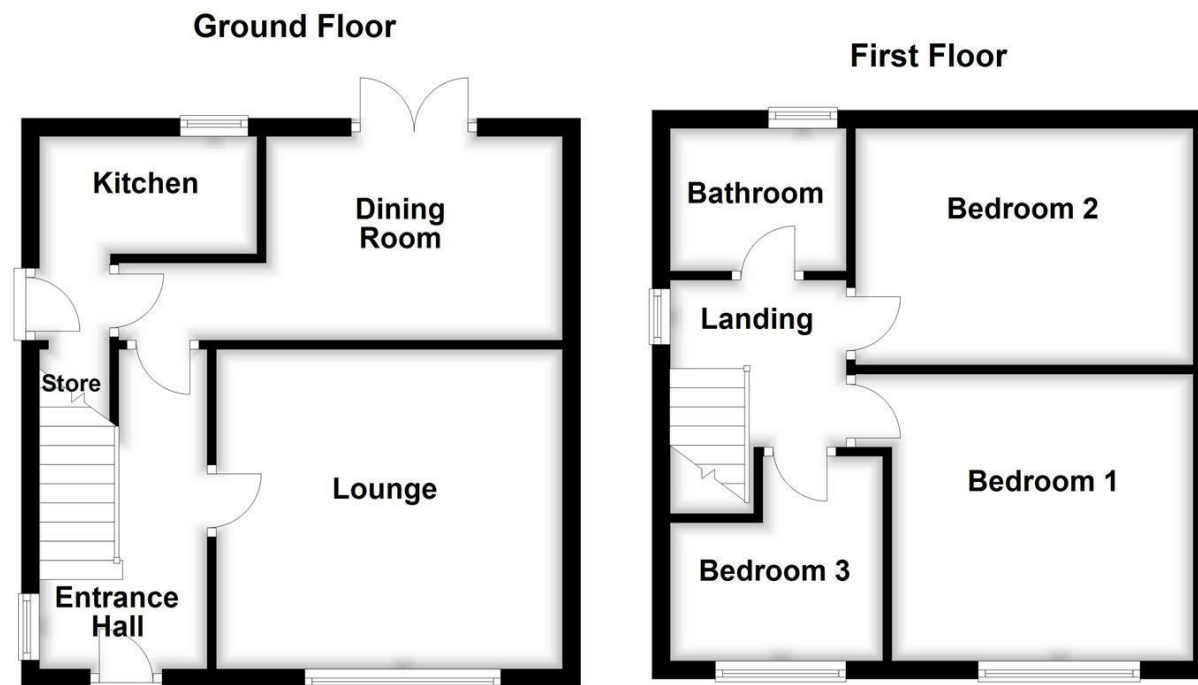
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23 Clifton Drive, Horbury, Wakefield, WF4 6JL

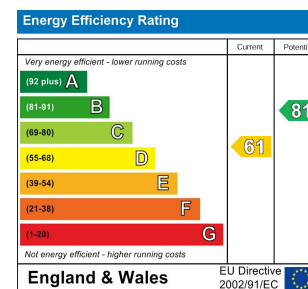
For Sale Freehold £160,000

Deceptive from the main roadside is this spacious three bedroom semi detached house benefitting from UPVC double glazing and gas central heating.

The property fully comprises of entrance hall, lounge, dining room and kitchen. Stairs to the first floor lead to three bedrooms and main house bathroom/w.c. Outside there are lawned gardens to the front and rear incorporating stone flagged terrace patio.

The property is well placed to local amenities including shops and schools with local bus routes nearby and great access to the motorway network.

An ideal property for the first time buyer, couple or family looking to gain access onto the property market and a viewing comes 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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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

Radiator, laminate floor, UPVC double glazed window to the side and stairs to the first floor landing. Door to walk way leading to dining room and lounge.

LOUNGE

15'2" x 11'5" [4.63m x 3.50m]

UPVC double glazed window to the front, radiator, electric fire and modern surround.



DINING ROOM

13'8" x 9'1" [4.17m x 2.77m]

UPVC double glazed French doors to the rear, radiator and door to side porch.



SIDE PORCH

Space for fridge and freezer, UPVC door to the side and doorway into kitchen.

KITCHEN

8'8" x 5'7" [2.65m x 1.71m]

Range of modern wall and base units with work surface over incorporating sink and drainer with mixer taps, plumbing for a washing machine, space for a cooker, drawers down the base units, splash back tiles on the walls, tiled effect floor and UPVC double glazed windows to the rear and side.

FIRST FLOOR LANDINIG

UPVC double glazed window to the side, radiator, loft access and doors to three bedrooms and the bathroom.

BATHROOM/W.C.

5'9" x 6'10" [1.76m x 2.10m]

Low flush w.c., pedestal wash basin, panelled bath with electric shower over, UPVC double glazed frosted window to the rear, airing cupboard and laminate floor.



BEDROOM ONE

13'7" [max] x 11'11" [min] x 11'6" [4.16m [max] x 3.64m [min] x 3.51m]

UPVC double glazed window to the front, radiator and dado rail.



BEDROOM TWO

13'8" x 9'1" [4.17m x 2.78m]

UPVC double glazed window to the rear, radiator and storage shelves.



BEDROOM THREE

8'0" x 7'3" [min] x 10'6" [max] [2.46m x 2.22m [min] x 3.22m [max]]

UPVC double glazed windows to the front and side.

OUTSIDE

There are lawned gardens to the front and rear incorporating stone flagged terrace patio and decked area with steps leading down to the garden with timber framed sheds.



COUNCIL TAX BAND

The council tax band for this property is B.

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.