



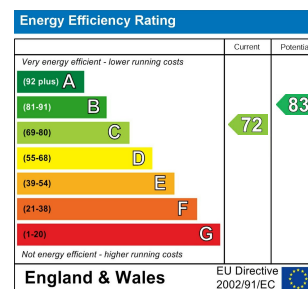
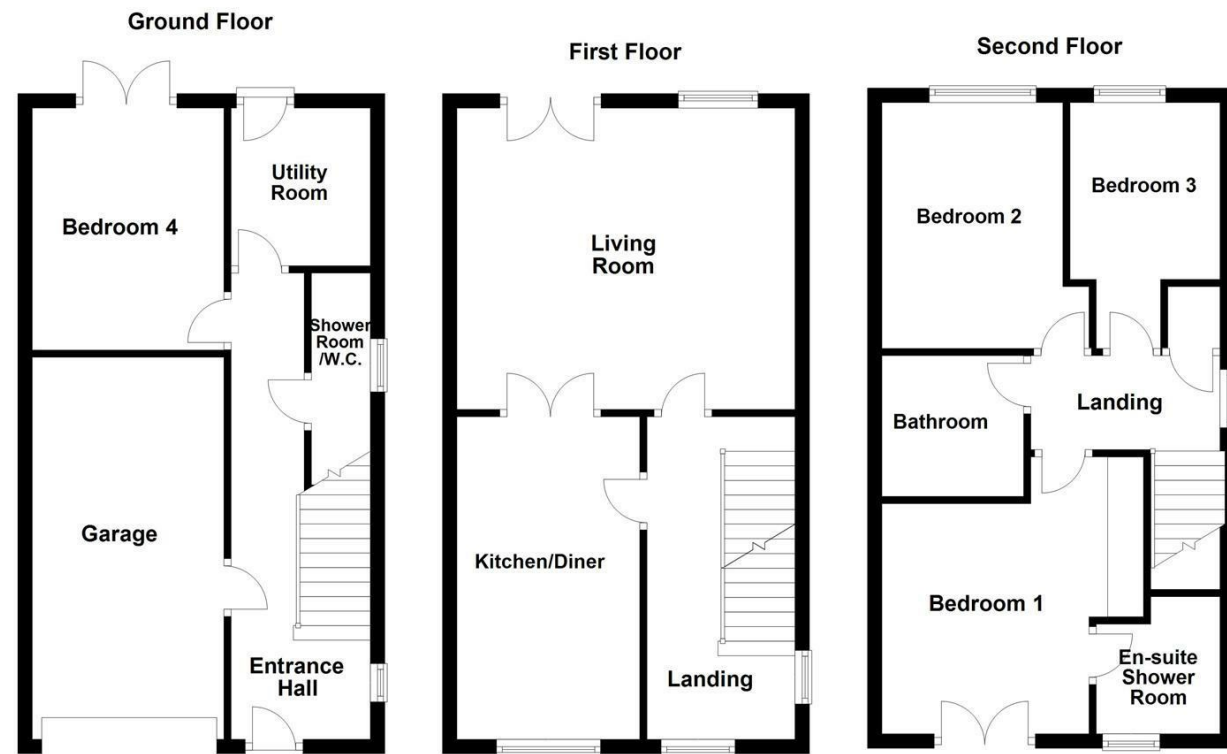
WAKEFIELD  
01924 291 294

OSSETT  
01924 266 555

HORBURY  
01924 260 022

NORMANTON  
01924 899 870

PONTEFRACT & CASTLEFORD  
01977 798 844



**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

**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.



**21 Primrose Way, Horbury, Wakefield, WF4 6AW**

**For Sale Freehold £279,500**

This modern four bedroom semi detached house is suitable for a variety of purchasers including those requiring ground floor accommodation for a dependent relative or teenager to have their own space. With UPVC double glazing and gas central heating throughout.

The accommodation comprises of entrance hall, integral garage, downstairs shower room, office/bedroom four, utility room, first floor landing, spacious lounge with Juliet balcony overlooking the rear garden, modern fitted kitchen/diner, second floor landing, three good sized bedrooms, the principal with en suite shower room and Juliet balcony, in addition to the main house bathroom.

Outside, tarmacadam and block paved driveways to the front provide off street parking leading to an integral garage. A pathway leads to the front entrance door and by the side of the property through gated access into the rear garden. The rear garden has a paved patio area, perfect for entertaining and dining purposes, attractive lawn, timber store unit and timber panelled surround fences making the garden private and enclosed.

Horbury is host to a good range of amenities including shops and schools, whilst daily access to Leeds and further afield can be had via the M1 motorway which is only a short distance away.

Only a full internal inspection will reveal all that is on offer at this quality home and an early viewing is highly recommended.



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**KITCHEN/DINER**  
14'7" x 8'6" [4.45m x 2.61m]

A range of wall and base units with laminate work surface over, laminate splash back, 1 1/2 stainless steel sink and drainer, space for dishwasher, space for a free standing fridge/freezer, UPVC double glazed window to the front elevation, integrated oven and grill with four ring gas hob, tiled splash back and cooker hood above. Central heating radiator and door returning to the landing.

**SECOND FLOOR LANDING**

UPVC double glazed window to the side elevation and doors leading off to three bedrooms, bathroom and storage cupboard housing the hot water tank. Central heating radiator and loft access.

**BEDROOM ONE**

12'11" x 10'1" [max] [3.94m x 3.08m [max]]

UPVC double glazed French doors with Juliet balcony to the front elevation, central heating radiator, built in wardrobes with sliding mirrored doors, t.v. point and door through to the en suite shower room/w.c.

**BEDROOM TWO**

10'9" x 8'5" [3.28m x 2.59m]

UPVC double glazed window to the rear elevation, central heating radiator.

**BEDROOM THREE**

10'8" x 6'6" [max] [3.27m x 2.00m [max]]

UPVC double glazed window to the rear elevation, central heating radiator.

**BATHROOM/W.C.**

5'10" x 6'3" [1.79m x 1.91m]

Comprising of a three piece suite in white with a panelled bath having chrome mixer tap and shower attachment, a pedestal wash basin with mixer tap and low flush w.c. Part tiled walls and central heating radiator.



**OUTSIDE**

Outside, tarmac and block paved driveways to the front provide off street parking leading to an integral garage. A pathway leads to the front entrance door and by the side of the property through gated access into the rear garden. The rear garden has a paved patio area, perfect for entertaining and dining purposes, attractive lawn, timber store unit and timber panelled surround fences making the garden private and enclosed.



**ACCOMMODATION**

**ENTRANCE HALL**

Composite front entrance door with two frosted glass patterned inserts leading into the entrance hall. Laminate flooring, staircase leading to first floor landing, UPVC double glazed window to the side, central heating radiator, doors leading off to the integral garage, downstairs shower room, bedroom four/office and utility room.

**INTEGRAL GARAGE**

8'6" x 19'4" [2.60m x 5.91m]

Up and over door, power and light.

**SHOWER ROOM/W.C.**

3'0" x 9'10" [0.93m x 3.00m]

Three piece suite comprising of an enclosed corner shower cubicle with thermostatic shower, low flush w.c. and pedestal wash basin. Central heating radiator, UPVC double glazed frosted window to the side and extractor fan.

**UTILITY ROOM**

6'10" x 6'4" [2.10m x 1.94m]

Composite rear entrance door with a frosted glass patterned insert, base units with laminate work surface over, laminate splash back, stainless steel sink and drainer, plumbing and drainage for an automatic washing machine, space for a dryer, central heating radiator, the boiler is housed here.



**BEDROOM FOUR**

10'9" x 8'8" [3.30m x 2.65m]

UPVC double glazed French doors leading through to the rear garden and central heating radiator.



**FIRST FLOOR LANDING**

Doors leading off to the lounge and kitchen/diner. Two UPVC double glazed windows enjoying a dual aspect, central heating radiator and staircase leading to the second floor landing.

**LIVING ROOM**

13'8" x 15'4" [4.18m x 4.69m]

UPVC double glazed French doors to the rear opening onto a Juliet balcony, further UPVC double glazed window to the rear, two central heating radiators, t.v. point, telephone point, double doors through to the kitchen/diner.



**EN SUITE SHOWER ROOM/W.C.**

5'6" x 6'7" [max] [1.69m x 2.01m [max]]

Three piece suite comprising of an enclosed corner shower cubicle with thermostatic shower, low flush w.c. and ceramic wash basin built into vanity units with laminate work surface. Central heating radiator, UPVC double glazed frosted window to the front, extractor fan.



**COUNCIL TAX BAND**

The council tax band for this property is D.

**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.