

WAKEFIELD | **OSSETT** | **HORBURY**
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40 Jenkin Road, Horbury, Wakefield, WF4 6DT

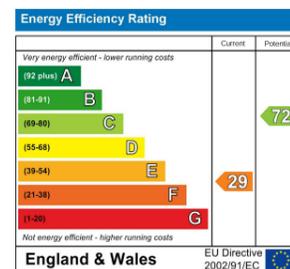
For Sale Freehold £355,000

A fantastic four bedroom detached manor house renovated to an extremely high standard throughout offering spacious living accommodation with three reception rooms, gated ample off road parking, UPVC double glazing and gas central heating.

The property fully comprises of entrance hall, living room, sitting/dining room, utility room with shower room and downstairs w.c., extended modern open plan kitchen/breakfast room and access to the cloakroom. The first floor landing leads to four bedrooms with the principal bedroom boasting en suite w.c. and the modern four piece suite house bathroom/w.c. Outside, the property is accessed via double timber gates providing access onto a concrete driveway providing ample off road parking for two/three vehicles. There is a low maintenance artificial lawned front garden with solid railway sleeper borders, enclosed to the front and side.

The property is ideally located for all local shops and amenities that Horbury has to offer while being close to main bus routes running to and from Wakefield city centre. For those looking to commute further afield, the M1 motorway network is only a short drive away.

Done to a high standard and ready to move into, this property would make a superb family home and a viewing is 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.

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

RECEPTION HALL

17'8" x 6'5" [5.39m x 1.96m]

Solid wooden front entrance door leading into the reception hall with frosted sunlight above. Tiled floor, central heating radiator, dado rail, ornate coving to the ceiling, inset spotlights to the ceiling, staircase leading to the first floor landing, doors to the sitting/dining room and living room. Opening into the utility room. Understairs storage cupboard.

LIVING ROOM

14'1" x 13'3" [4.30m x 4.06m]

Detailed ceiling rose, ornate coving to the ceiling, fixed shelving with LED lighting, built in media area, UPVC double glazed window to the front, wooden flooring, central heating radiator.



SITTING/DINING ROOM

12'9" x 13'6" [3.90m x 4.12m]

UPVC double glazed window to the side, inset spotlights to the ceiling, built in double storage cupboard, central heating radiator, combi condensing boiler, laminate flooring.



UTILITY ROOM

14'1" x 6'6" max x 3'7" min [4.30m x 2m max x 1.1m min]

Shaker style wall and base units with Quartz work surface over and Quartz upstands, sink and drainer with mixer tap, plumbing and drainage for a washing machine, space for a dryer, UPVC double glazed frosted window to the side, inset spotlights to the ceiling, central heating radiator, dado rail, Karndean flooring. Doors to downstairs shower room and downstairs w.c. Archway into the kitchen/dining room.

SHOWER ROOM

6'1" x 2'5" [1.86m x 0.76m]

Porcelain tiles to the wall and floor, chrome ladder style radiator, inset spotlights to the ceiling, shower cubicle with mixer tap, rain shower head and shower attachment.

DOWNSTAIRS W.C.

4'1" x 3'8" [1.25m x 1.14m]

Inset spotlights to the ceiling, wash basin with chrome mixer tap on a solid wooden work surface and vanity cupboard below. Low flush w.c. Karndean flooring.

KITCHEN/DINING ROOM

20'2" x 19'5" max x 15'5" min [6.15m x 5.92m max x 4.71m min]

A range of wall and base units with Quartz work surface over, Franke sink and drainer with mixer tap, integrated Beko dishwasher, space for a large American style fridge freezer, two integrated Hotpoint oven and grills, integrated Hotpoint microwave oven,

five ring gas hob, inset spotlights to the ceiling, UPVC double glazed lantern style roof, UPVC double glazed window to the side, door into the cloakroom/w.c., central heating radiator, dado rail, Karndean flooring, integrated wine cooler, American style fridge freezer (included within the sale), large breakfast bar area to seat approx four.

CLOAKROOM/W.C.

8'10" x 6'7" [2.71m x 2.03m]

Built in seat with storage below, clothes rails and fixed shelving. Inset spotlights to the ceiling, central heating radiator, Karndean flooring, UPVC double glazed door leading to the driveway.

FIRST FLOOR LANDING

Loft access with bi-folding wooden staircase ladder. Doors to the bedrooms and house bathroom/w.c. Central heating radiator, dado rail.

BEDROOM ONE

15'9" x 11'9" plus walk in area [4.82m x 3.60m plus walk in area]

Built in storage areas with drawers, hanging rails and shelving. UPVC double glazed window to the side, central heating radiator, sliding door into the en suite w.c. Inset spotlights to the ceiling.



EN SUITE W.C.

3'1" x 6'8" [0.94m x 2.05m]

Pedestal wash basin with two taps, low flush w.c., UPVC double glazed frosted window to the side elevation, inset spotlights to the ceiling, Karndean flooring.

BEDROOM TWO

13'4" x 13'11" x max x 11'10" min [4.07m x 4.25m x max x 3.61m min]

Inset spotlights to the ceiling, UPVC double glazed window to the front elevation, two sets of built in double wardrobes with drawers, central heating radiator, fixed shelving.

BEDROOM THREE

13'1" x 14'2" [4.01m x 4.34m]

UPVC double glazed windows to the side and rear enjoying a dual aspect, inset spotlights to the ceiling, central heating radiator, fitted storage cupboard with hanging rails and shelving.



BEDROOM FOUR

8'0" x 6'5" [2.45m x 1.96m]

UPVC double glazed window to the front elevation, coving to the ceiling, inset spotlights to the ceiling. Built in double door wardrobe and central heating radiator.

BATHROOM/W.C.

4'1" [min] x 5'1" [min] x 14'1" [1.25m [min] x 1.57m [min] x 4.30m]

Two UPVC double glazed frosted windows to the side. Modern four piece suite comprising freestanding roll top bath, wash basin with mixer tap built into vanity cupboard with built in mirror with light, low flush w.c. and mixer shower with rain shower head and shower head attachment. Partial porcelain tiled walls, karndean flooring and large chrome ladder style radiator.



OUTSIDE

Double timber gates providing access onto the concrete driveway providing off road parking for approx three cars and continues to the side of the property. Up and down lighting, outside security lighting. Artificial grassed front garden with railway sleeper edges, brick wall and fenced surrounds. An electric roller door provides access into the store room with power and light.



COUNCIL TAX BAND

The council tax band for this property is C

EPC RATING

To view the full Energy Performance Certificate please call into one of our local offices.

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 Horbury office and they will be pleased to arrange a suitable appointment.