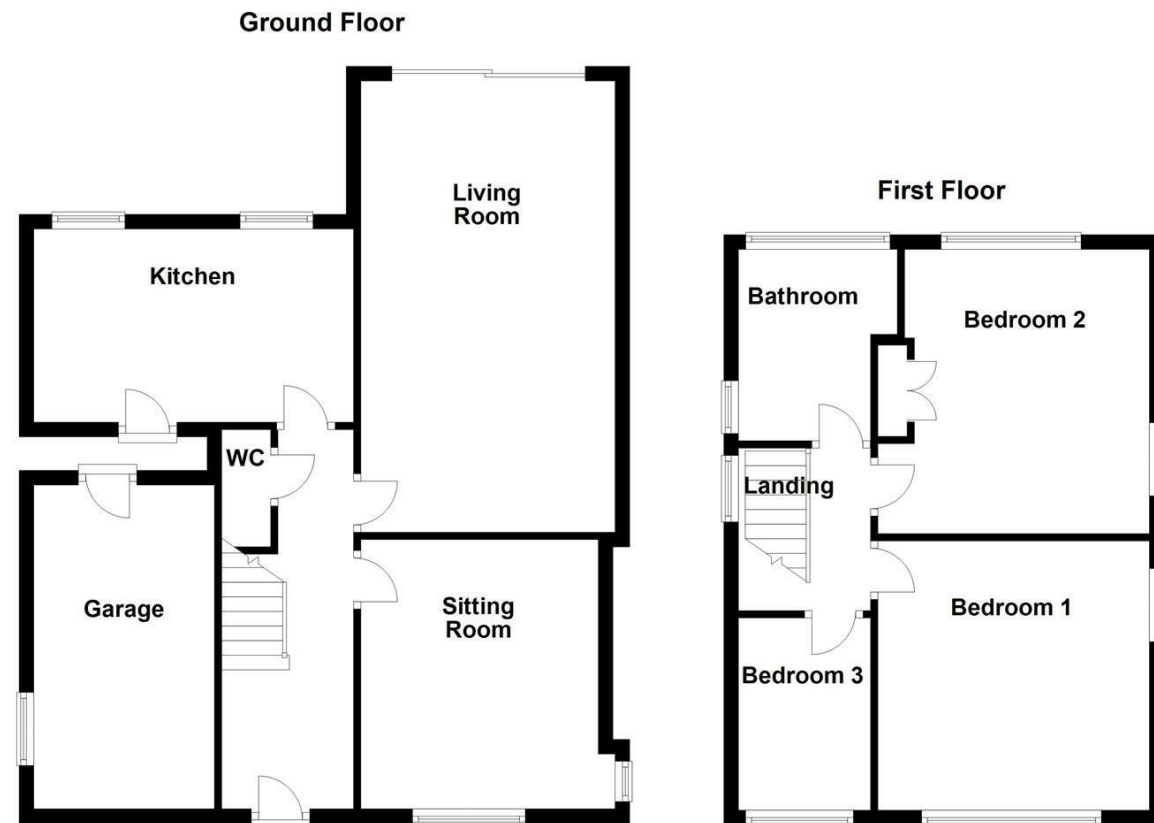




**WAKEFIELD** | **OSSETT** | **HORBURY**  
 01924 291 294 | 01924 266 555 | 01924 260 022  
**NORMANTON** | **PONTEFRACT & CASTLEFORD**  
 01924 899 870 | 01977 798 844



## 23 Stannard Well Lane, Horbury, Wakefield, WF4 6BW

**For Sale Freehold £350,000**

Situated close to Horbury town centre is this three bedroom detached property benefiting from driveway parking, side and rear gardens, double glazing and gas central heating.

The accommodation briefly comprises entrance hall, downstairs w.c., extended living room, dining/sitting room and kitchen. To the first floor there are three bedrooms and family bathroom/w.c. Externally there is an attached garage to the property with driveway parking to the front. Side and rear lawns with flagged patio seating.

Situated close to Horbury town centre, the property is ideally located for local shops and amenities as well as local schools. Perfectly situated for the motorway network for those looking to commute further afield for work.

The property would make a fantastic family home in a great location and a viewing is highly recommended.

Energy Efficiency Rating		Current	Potential
Vary energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

### 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 HALLWAY

UPVC entrance door, central heating radiator, door to downstairs w.c., access to the living room, dining room and kitchen.

### DINING/SITTING ROOM

10'8" x 12'1" [3.26m x 3.69m]

UPVC double glazed window to the front and side elevation, central heating radiator.

### LIVING ROOM

20'3" x 11'11" max [6.18m x 3.65m max ]

UPVC double glazed window to the side elevations, UPVC sliding doors, central heating radiator, feature fireplace with wood surround.

### W.C.

2'6" x 5'2" [0.77m x 1.60m]

Low flush w.c., wash hand basin.

### KITCHEN

14'4" x 8'9" [4.38m x 2.67m]

Two UPVC double glazed windows to the rear, door leading out to the side porch with access to

the garage. Base units for storage with integrated gas hob, integrated double oven, integrated microwave, space for a washing machine, space for a dryer, 1 1/2 sink and drainer unit, wide style ladder radiator.



### FIRST FLOOR LANDING

UPVC double glazed window to the side, access to three bedrooms and family bathroom/w.c.

### BEDROOM ONE

11'10" x 12'0" [3.62m x 3.68m]

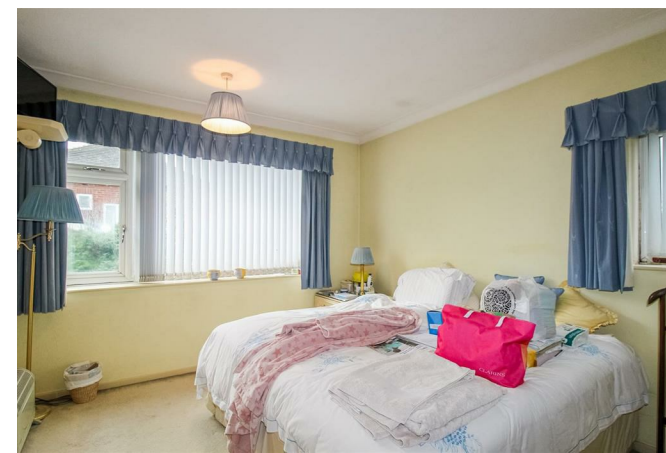
UPVC double glazed windows to the front and side, central heating radiator.



### BEDROOM TWO

12'9" x 8'7" [3.91m x 2.64m]

UPVC double glazed windows to the rear and side elevation, fitted wardrobes to one side and central heating radiator.



### BEDROOM THREE

8'8" x 5'11" [2.65m x 1.81m]

UPVC double glazed window to the front elevation, central heating radiator and this room is currently used as a home office.

### BATHROOM/W.C.

8'7" max x 7'2" [2.62m max x 2.19m]

Frosted UPVC double glazed windows to the rear and side. Wall mounted shower over corner bath, wash hand basin in vanity unit, low flush w.c. and bidet. White style ladder radiator, spotlights to the ceiling and tiled walls.



### OUTSIDE

To the front of the property there is driveway parking for one car, low maintenance lawn to the side with shrubbery and to the rear there is space for a storage shed, flagged patio seating area, lawn, bush and shrubbery border. Pebbled area and attached garage with up and over door.



### COUNCIL TAX BAND

The council tax band for this property is D

### 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.