



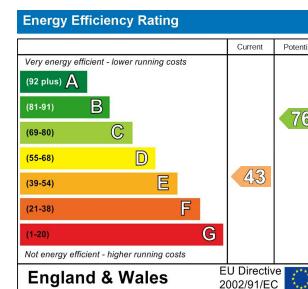
WAKEFIELD  
01924 291 294

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.



## Cloverly Villa Daw Lane, Horbury, Wakefield, WF4 5DS

For Sale Freehold Offers In The Region Of £575,000

Dating from the early 1900's, this substantial detached family home is built in a Victorian style with grand room sizes, presenting five bedroom accommodation over two levels with useful cellars in addition, all set in well proportioned gardens in this highly desirable area.

With UPVC double glazing and a gas fired central heating system, this lovely characterful home is approached via a central reception hall that leads through into a spacious living room with a splayed bay window to the front. There is a separate well proportioned dining room in addition to a spacious breakfast kitchen featuring an attractive cast iron Range in addition to a modern fitted kitchen and adjoining dining area. Completing the ground floor accommodation is a rear lobby and shower room/w.c. Whilst, to the first floor there are five bedrooms that are served by the family bathroom and adjoining separate w.c. Useful storage cellars are divided into three rooms and have a good head height. Outside, to the front the property has a well proportioned lawned garden together with a drive that passes the side of the house and opens out into a turning/parking to the rear. To the rear of the house there is a sheltered grassed area together with a useful brick built outbuilding, fuel store and single car port. There is a well proportioned rear garden that is predominantly laid to lawn together with mature borders and a vegetable patch.

This stylish family home is situated within easy reach of the broad range of shopping, schooling and recreational facilities offered by Horbury centre. The property lies approximately three miles to the South West of Wakefield city centre and is also around three miles from Junction 40 of the M1 motorway.



OPEN 7 DAYS A WEEK | RICHARDKENDALL.CO.UK





#### ACCOMMODATION

##### RECEPTION HALL

18'0" x 8'6" [5.5m x 2.6m]

Panelled walls and a heavy front entrance door surrounded by stained glass leaded features. Double central heating radiator and stairs to the first floor, ornate moulded ceiling, cornice and ceiling rose.



##### LIVING ROOM

16'0" x 14'1" [4.9m x 4.3m]

The measurements are plus a UPVC double glazed bay window to the front. A south facing room with an additional UPVC double glazed window to the side plus an attractive feature fireplace with marble surround, inset and hearth housing a grate for an open fire, ornate moulded ceiling cornice, picture rail, ceiling rose and double central heating radiator.



##### DINING ROOM

15'5" x 14'1" [4.7m x 4.3m]

With a mullioned UPVC double glazed window to the front, double central heating radiator and a feature fireplace with a marble surround, inset and hearth housing a living flame coal effect electric fire. Ornate ceiling cornice, ceiling rose and picture rail.



##### DINING KITCHEN

16'0" x 14'1" [4.9m x 4.3m]

Fitted with a range of wooden fronted wall and base units with laminate worktops and tiled splash backs, 1 1/2 bowl stainless steel sink unit, built in ceramic hob with stainless steel filter hood over, built in double oven, integrated dishwasher, integrated fridge and integrated washing machine. Wall mounted central heating boiler. UPVC double glazed windows to both the side and rear. Built in period Range with tiled inserts. Adjoining dining area with double central heating radiator, ornate ceiling cornice and original creel to the ceiling.

##### REAR ENTRANCE PORCH

A useful room providing the every day entrance to the house with a composite rear entrance door with UPVC double glazed sunlight and UPVC double glazed frosted window to the side aspect. Double central heating radiator, built in cupboards and a door to the cellar steps.

##### DOWNSTAIRS SHOWER ROOM/W.C.

8'9" x 3'2" [2.67m x 0.97m]

Two piece suite comprising enclosed shower cubicle with bi-folding glass door and mixer shower within, low flush w.c. with concealed cistern and laminate work surface and ceramic sink with chrome mixer tap. Fully tiled walls and floor. White ladder style radiator and UPVC double glazed frosted window to the side aspect.



##### CELLARS

Currently equipped as a fitness gym and divided into three rooms. The cellars provide useful substantial storage space, areas for games also retains the original stone keeping table.

##### FIRST FLOOR SPACIOUS LANDING

Loft access hatch and a beautiful stained glass window to the side.

##### BEDROOM ONE

16'0" x 14'1" [4.9m x 4.3m]

With a UPVC double glazed mullioned window to the front and an additional window to the side, moulded ceiling cornice, double central heating radiator and a feature fireplace with a cast iron insert and grate for an open fire [not currently in use].



##### BEDROOM TWO

15'8" x 14'1" [4.8m x 4.3m]

With moulded ceiling, cornice, UPVC double glazed mullioned window to the front, double central heating radiator.

##### BEDROOM THREE

12'1" x 7'10" [3.7m x 2.4m]

With a UPVC double glazed window to the rear, built in storage cupboards and a double central heating radiator, period style fireplace [not currently in use].

##### BEDROOM FOUR

16'0" x 6'2" [4.9m x 1.9m]

With a UPVC double glazed window to the side and a central heating radiator.

##### BEDROOM FIVE/STUDY

8'6" x 7'6" [2.6m x 2.3m]

UPVC double glazed window to the front, central heating radiator and a characterful corner cupboard.

##### BATHROOM

8'6" x 8'5" [2.6m x 2.57m]

Panelled bath with glass shower screen, mixer tap and separate electric shower over. Fully tiled walls, wash basin built into vanity cupboards with chrome mixer tap, central heating radiator, UPVC double glazed frosted window overlooking the side elevation and three double doored storage cupboards.



##### SEPERATE W.C.

4'11" x 3'3" [1.5m x 1.0m]

Part tiled walls and a window to the side. Fitted with w.c. with high level concealed cistern.

##### OUTSIDE

To the front, the property has a well proportioned lawned garden, which is slightly elevated from the road. There are established mature planted beds and a drive that passes the side of the house and opens out into a wide parking/turning area to the rear. There is a well proportioned rear garden with a shaped lawn and mature planted beds and vegetable patch. To the side of the house there is a sheltered grassed area together with a useful brick built storage room, fuel store and car port.



##### WHY SHOULD YOU LIVE HERE?

What our vendor says about their property:

"I have always loved this house because of its history, built for a Manager of Charles Robert's Engineering. The servants' bells and the old cooking range are still in the kitchen and I love the gold finches in the stained glass above the door. The house always gives a feel of light and space."

##### COUNCIL TAX BAND

The council tax band for this property is F.

##### 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.