



WAKEFIELD
01924 291 294

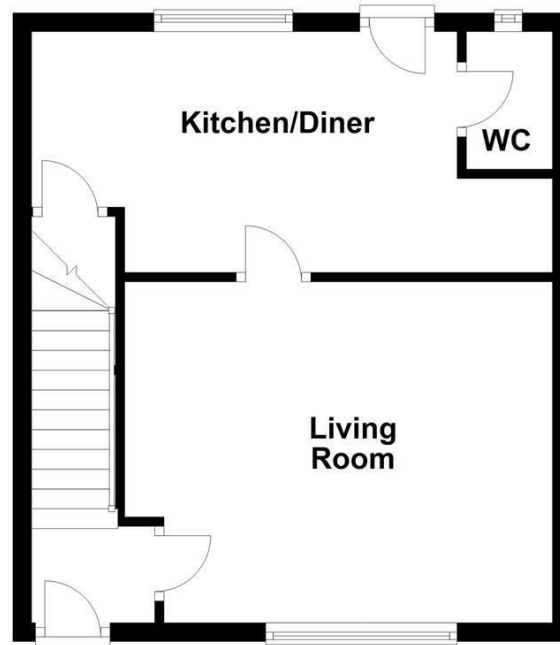
OSSETT
01924 266 555

HORBURY
01924 260 022

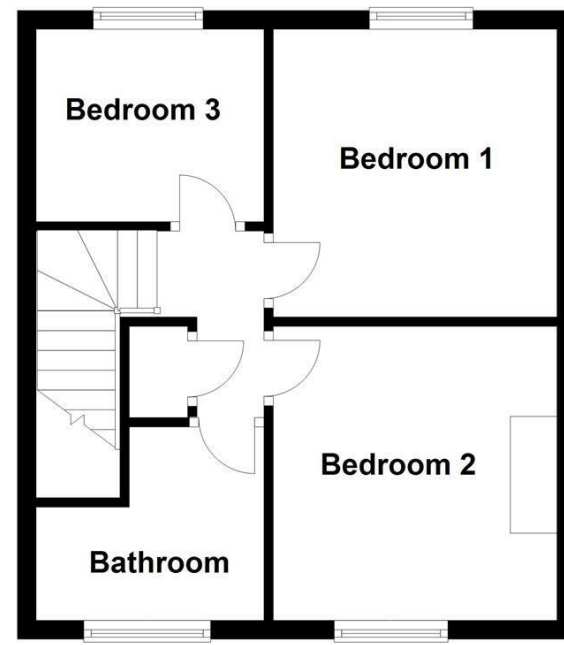
NORMANTON
01924 899 870

PONTEFRACT & CASTLEFORD
01977 798 844

Ground Floor



First Floor



65 Green Lane, Horbury, Wakefield, WF4 5DY

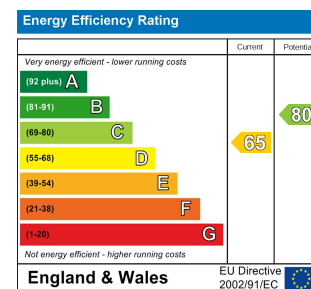
For Sale Freehold £179,950

Situated in the sought after area of Horbury and offered to the market with no chain is this three bedroom semi detached home benefitting from well proportioned accommodation, off road parking and an attractive enclosed rear garden.

The property briefly comprises of entrance hall, living room, kitchen/diner and downstairs w.c. The first floor landing leads to three bedrooms and the house bathroom/w.c. To the front the garden is laid to lawn with a concrete driveway providing off road parking for one vehicle. To the rear the garden is laid to lawn incorporating planted features, a paved patio area, perfect for outdoor dining and entertaining, brick built BBQ, a garden shed and fully enclosed by timber fencing.

The property is ideally located for all local shops and amenities including local schools. The M1 motorway is only a short distance away, perfect for those looking to travel further afield.

Only a full internal inspection will reveal all that's on offer at this home and an early viewing comes highly advised to avoid disappointment.



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

ENTRANCE HALL

Central heating radiator, stairs to the first floor landing and door to the living room.

LIVING ROOM

11'11" (min) x 14'11" (max) x 12'2" (3.65m (min) x 4.56m (max) x 3.73m)

UPVC double glazed window to the front, door to the kitchen/diner, central heating radiator and Aga multi fuel burning stove with stone hearth [kWh 5.5].



KITCHEN/DINER

18'6" x 8'6" (max) x 3'4" (min) [5.64m x 2.6m (max) x 1.04m (min)]

Range of wall and base units with laminate work surface over, stainless steel sink and drainer with mixer tap and tiled splash back. Space and plumbing for a washing machine, integrated electric oven with four ring gas hob and extractor hood above. Space for a fridge/freezer, access to the downstairs w.c., understairs storage cupboard, central heating radiator, UPVC double glazed window and frosted door to the rear.



W.C.

2'5" x 4'5" [0.76m x 1.36m]

UPVC double glazed frosted window to the rear, ceramic

wash basin with mixer tap and storage below. High flush w.c. and partially tiled.

FIRST FLOOR LANDING

Central heating radiator, UPVC double glazed frosted window to the side and loft access via pull out step ladder to the partially boarded loft. Access to an airing cupboard and doors to three bedrooms and the house bathroom.

BEDROOM ONE

10'2" x 10'6" [3.11m x 3.22m]

UPVC double glazed window to the rear, central heating radiator and coving to the ceiling.



BEDROOM TWO

9'11" x 10'3" (max) x 9'1" (min) [3.04m x 3.14m (max) x 2.78m (min)]

UPVC double glazed window to the front, central heating radiator, coving to the ceiling and picture rail.



BEDROOM THREE

7'6" x 7'11" [2.31m x 2.42m]

Central heating radiator, UPVC double glazed window to the rear and coving to the ceiling.

BATHROOM/W.C.

7'4" x 7'9" (max) x 4'5" (min) [2.24m x 2.38m (max) x 1.36m (min)]

UPVC double glazed frosted window to the front, coving

to the ceiling, chrome ladder style radiator, low flush w.c., extractor fan, pedestal wash basin with mixer tap and panelled bath with shower head attachment and glass shower screen.



OUTSIDE

To the front the garden is laid to lawn with a concrete driveway providing off road parking for one vehicle. To the rear the garden is laid to lawn incorporating planted features, a paved patio area, perfect for outdoor dining and entertaining, brick built BBQ, a garden shed and fully enclosed by timber fencing.



COUNCIL TAX BAND

The council tax band for this property is A.

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.