



WAKEFIELD
01924 291 294

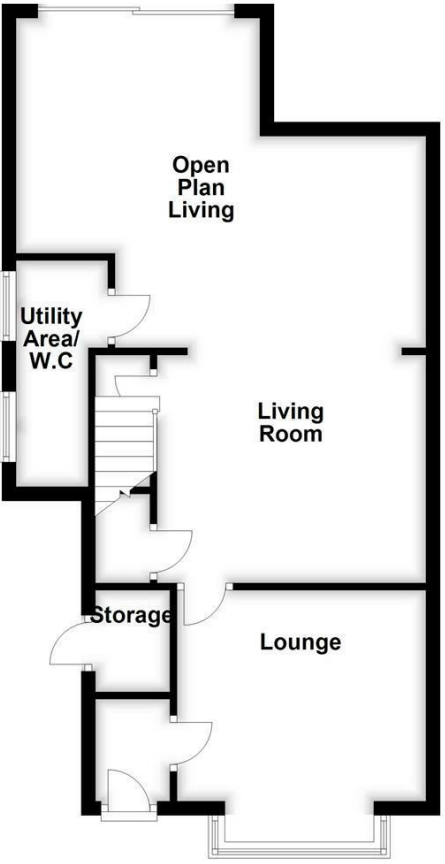
OSSETT
01924 266 555

HORBURY
01924 260 022

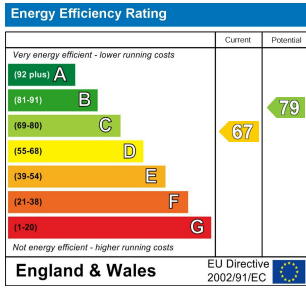
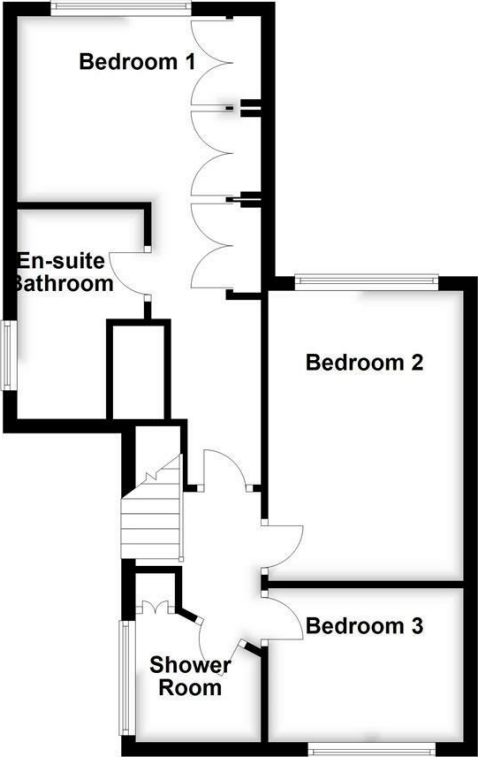
NORMANTON
01924 899 870

PONTEFRACT & CASTLEFORD
01977 798 844

Ground Floor



First Floor



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.



38 Southfield Lane, Horbury, WF4 5AS
For Sale Freehold Asking Price £300,000

Situated in Horbury is this well presented and extended three bedroom semi detached property benefiting from driveway parking, fantastic spacious rear garden and open plan kitchen dining extension.

The accommodation comprises of entrance porch, living room, open plan kitchen dining and living extension, downstairs w.c./utility, first floor landing, three bedrooms, one of which benefits from an en suite bathroom and a separate shower room/w.c. Externally there is driveway parking to the front and to the rear there is a well presented and spacious garden with potential to extend further subject to the necessary consents.

The property is ideally situated for all local shops and amenities that Horbury has to offer and is within striking distance of local schools. Ready to move into, this could make a fantastic family home and a viewing is recommended.



ACCOMMODATION

PORCH

Front composite door, wood framed door into the lounge.

LOUNGE

9'10" x 11'8" (3.01m x 3.56m)

Box UPVC double glazed window to the front elevation, central heating radiator, door into the kitchen dining extension.



DINING ROOM AREA

12'7" x 10'8" (3.86m x 3.26m)

Central heating radiator, wood effect laminate flooring, open fireplace with log burner, opening into the kitchen section, built in pantry storage leading to the staircase for the first floor landing.



KITCHEN AREA

19'0" x 15'8" (5.8m x 4.79m)

Sliding UPVC double glazed windows to the rear, wood effect flooring, central heating radiator, door leading through to the utility/w.c. A modern kitchen with island breakfast bar with wooden worktops, a range of wall and base units for storage, integrated five ring gas hob, integrated oven with cooker hood, stainless steel sink and drainer unit, space for a fridge freezer, spotlights to the ceiling, rear UPVC double glazed window, rear Velux window.



W.C. / UTILITY

4'3" x 10'11" (1.31m x 3.35m)

Two frosted UPVC double glazed windows to the side, low flush w.c. with vanity wash hand basin with mixer tap, plumbing for washing machine, space for a fridge freezer, laminate worktops and shelving unit, spotlights to the ceiling.

FIRST FLOOR LANDING

Frosted UPVC double glazed window to the side elevation, access to three bedrooms and family shower room/w.c.

BEDROOM ONE

11'4" inc wardrobe space x 21'11" max (3.46m inc wardrobe space x 6.69m max)

UPVC double glazed window to the rear elevation, wall lights, central heating radiator, fitted wardrobes to one wall, access to the en suite bathroom/w.c. Further wardrobe.



EN SUITE BATHROOM/W.C.

5'11" x 11'0" max (1.81m x 3.37m max)

Frosted UPVC double glazed window to the side, wall mounted shower over the bath with shower screen, vanity wash hand basin with mixer tap, low flush w.c., chrome style ladder radiator, spotlights to the ceiling and is partially tiled.



BEDROOM TWO

13'5" x 9'3" (4.10m x 2.82m)

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

BEDROOM THREE

9'5" x 7'4" (2.88m x 2.24m)

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

SHOWER ROOM/W.C.

6'2" x 5'9" (1.88m x 1.76m)

Frosted UPVC double glazed window to the side elevation. Fully tiled corner shower cubicle with wall mounted shower, wash hand basin with mixer tap, low flush w.c., built in storage cupboard, central heating radiator, partially tiled walls.



OUTSIDE

To the front of the property there is driveway parking with ample space for two-three cars, outdoor storage to the side of the property built in under the property. Side gate accessing the rear garden. The rear garden has a brick patio seating area, lawn with bush and shrubbery border, further stone pathway leading to a further section of the garden, which has space for a greenhouse, space for garden shed and has a flagged patio seating area leading to a further lawn with an additional space for a greenhouse. Soil borders. There is space for a storage shed and an additional lawn with bush and shrubbery surrounding. The property occupies a fantastic plot with further potential to extend or add a summerhouse.



COUNCIL TAX BAND

The council tax band for this property is B

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.