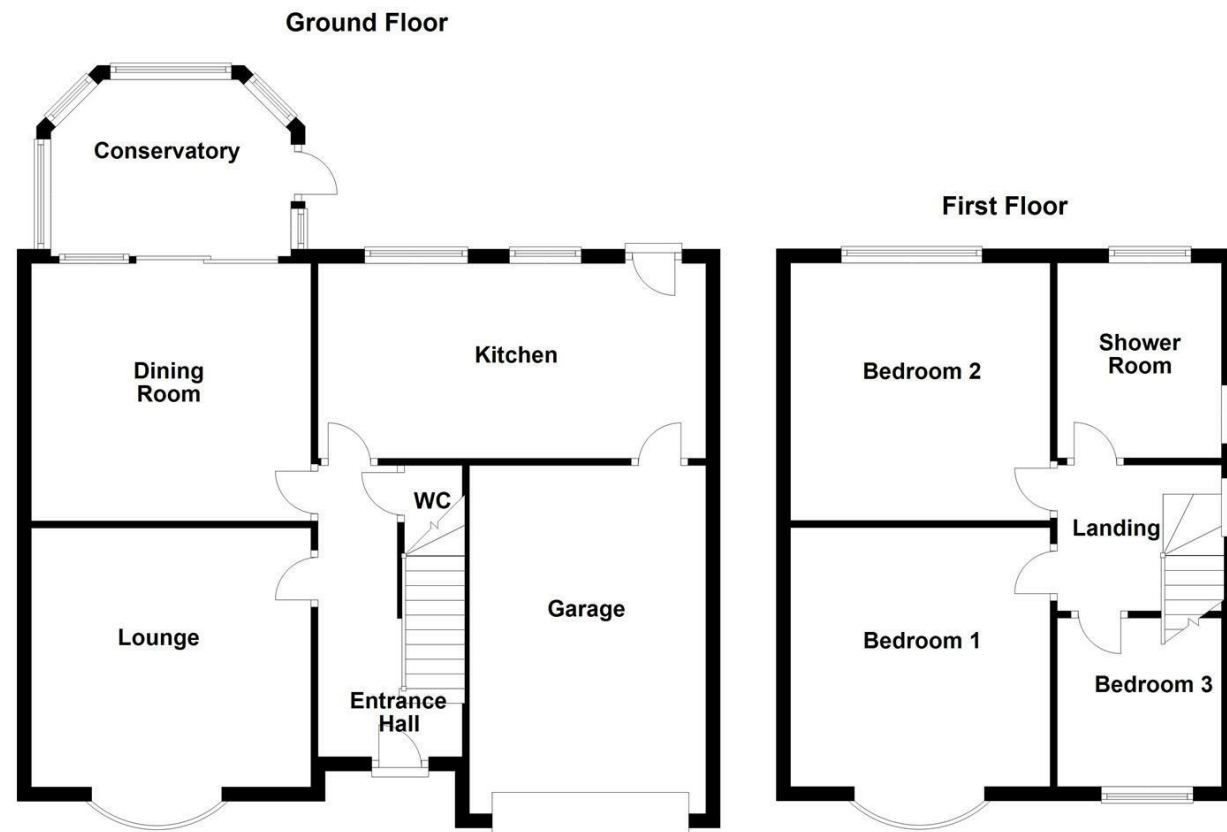




WAKEFIELD | **OSSETT** | **HORBURY**
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84 Northfield Lane, Horbury, Wakefield, WF4 5JF

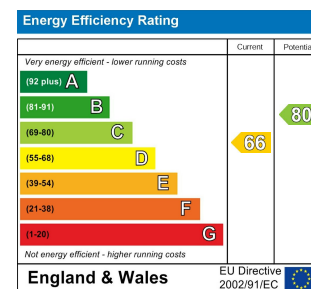
For Sale Freehold £325,000

Situated in a popular part of Horbury is this well appointed and extended three bedroom semi detached house offered to the market with no chain involved and benefitting from UPVC double glazing and gas central heating.

The property fully comprises of entrance hall, extended kitchen, lounge, separate dining room and conservatory. Stairs to the first floor lead to three bedrooms (two of which are large doubles) and contemporary shower room/w.c. Outside, low maintenance garden to the front providing off street parking for two vehicles. Lawned garden to the rear incorporating stone flagged terraced patio.

Horbury plays host to a range of amenities including shops and schools with local bus routes nearby and having good access to the motorway network.

A fantastic home ideal for the growing family and offers potential to extend, subject to consent and an early viewing comes 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

ENTRANCE HALL

Composite entrance door, original staircase to the first floor landing, radiator, coving to the ceiling, radiator and doors to cloaks, extended kitchen, lounge, separate dining room and downstairs w.c.

W.C.

Low flush w.c., wash basin over vanity cupboard, part tiled walls and tiled floor.

EXTENDED KITCHEN

17'5" x 8'11" [max] x 7'11" [min] [5.33m x 2.72m [max] x 2.42m [min]]

Range of wall and base units with work surface over incorporating 1 1/2 stainless steel sink and drainer, five ring gas hob with cooker hood above, space for fridge and freezer. Plumbing for a washing machine, space for a dishwasher, integrated double oven and grill, breakfast bar area, tiled effect floor, radiator, UPVC double glazed windows and door to the rear. The combination boiler is housed in here. Door to the garage.

LOUNGE

14'6" x 12'11" [4.43m x 3.95m]

UPVC double glazed curved bay window to the front, coving to the ceiling, radiator and wall mounted remote controlled electric fire.



DINING ROOM

12'0" x 11'11" [3.66m x 3.64m]

Radiator, laminate floor, picture rail, coving to the ceiling and UPVC double glazed sliding patio door with window to the side leading into the conservatory.



CONSERVATORY

9'7" x 9'1" [2.93m x 2.79m]

Fully UPVC double glazed and door to the side leading to the rear garden. Fully tiled floor.

FIRST FLOOR LANDING

Loft access with drop down ladder, coving to the ceiling, dado rail, UPVC double glazed window to the side and doors to three bedrooms and the bathroom.

BEDROOM ONE

14'9" x 12'5" [4.50m x 3.79m]

UPVC double glazed walk in curved bay window to the front, fitted wardrobes to one side of the wall, radiator and coving to the ceiling.



BEDROOM TWO

11'11" x 12'0" [3.65m x 3.66m]

UPVC double glazed window to the rear, radiator, coving to the ceiling and fitted wardrobes to one wall.



BEDROOM THREE

7'0" x 8'2" [2.14m x 2.50m]

UPVC double glazed window to the front, radiator, coving to the ceiling and small bulkhead over the stairs with double wardrobe above.



SHOWER ROOM/W.C.

7'4" x 7'11" [2.25m x 2.43m]

Walk in double shower with flush fitting rain water head and separate attachment, low flush w.c., bidet, wash basin over vanity drawers, UPVC double glazed frosted windows to the side and rear. Fully tiled walls and floor. Airing cupboards and heated chrome towel radiator.



OUTSIDE

To the front is a low maintenance garden with tarmac driveway providing off street parking for two vehicles. To the rear is an attractive lawned garden incorporating stone flagged terrace patio with plants, trees and shrubs bordering and timber framed shed.



COUNCIL TAX BAND

The council tax band for this property is C.

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.