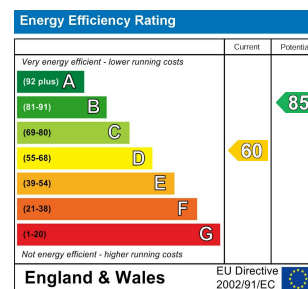
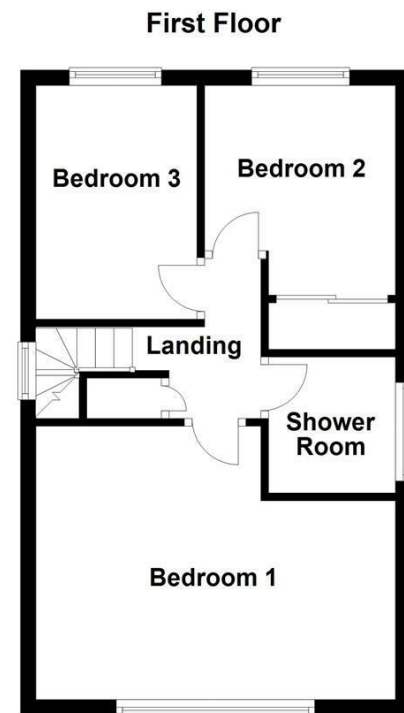
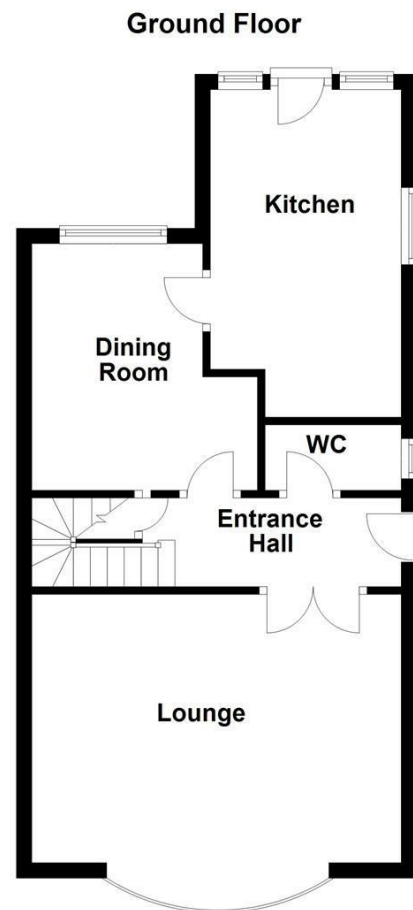




WAKEFIELD | **OSSETT** | **HORBURY**
01924 291 294 | **01924 266 555** | **01924 260 022**
NORMANTON | **PONTEFRACT & CASTLEFORD**
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IMPORTANT NOTE TO PURCHASERS
 We endeavour to make our sales particulars accurate and reliable, however, they do not 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.



6, Orchard Close, Horbury, Wakefield, WF4 6BU
For Sale Freehold £310,000

Nestled in a cul-de-sac location is this superbly presented three bedroom detached family home benefitting from well proportioned accommodation throughout, modern shower room, ample off road parking and enclosed rear garden.

The property briefly comprises of the entrance hall, living room, downstairs w.c., dining room and kitchen. The first floor landing leads to three bedrooms and the house shower room/w.c. Outside to the front, the garden is laid to lawn with a tarmac driveway providing off road parking for several vehicles leading to the single detached garage. To the rear is a tiered garden incorporating lawn with planted borders and a stone paved patio area, perfect for outdoor dining and entertaining, fully enclosed by walls and timber fencing.

The property is ideally located for all local shops and amenities that Horbury has to offer, whilst also being within close proximity to local bus routes for those looking to commute further afield.

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



ACCOMMODATION

ENTRANCE HALL

Composite front entrance door, set of double doors to the living room, doors to the dining room, downstairs w.c. and understairs storage cupboard. Coving to the ceiling, central heating radiator and stairs to the first floor landing.

W.C.

5'1" x 4'2" [1.55m x 1.29m]

UPVC double glazed frosted window to the side, coving to the ceiling, central heating radiator, low flush w.c., pedestal wash basin and partially tiled.

DINING ROOM

10'0" x 10'5" [max] x 4'3" [min] [3.07m x 3.2m [max] x 1.32m [min]]

UPVC double glazed window to the rear, central heating radiator, coving to the ceiling and door leading through to the kitchen.



KITCHEN

6'10" x 11'4" [max] x 9'3" [min] [2.09m x 3.47m [max] x 2.84m [min]]

Range of wall and base units with laminate work surface over, stainless steel sink and drainer with mixer tap and tiled splash back. Integrated oven, integrated four induction hob with extractor hood above, space and plumbing for a washing machine and space for an under counter fridge and freezer. UPVC double glazed window to the side, UPVC double glazed frosted door to the rear garden.

LIVING ROOM

15'7" x 11'10" [4.77m x 3.61m]

UPVC double glazed bow window to the front, central heating radiator, coving to the ceiling and an electric fireplace with stone hearth, surround and mantle.



FIRST FLOOR LANDING

UPVC double glazed window to the side, coving to the ceiling, overstairs storage cupboard, loft access and doors to three bedrooms and the house bathroom.

BEDROOM ONE

15'7" x 11'11" [max] x 9'6" [min] [4.77m x 3.65m [max] x 2.92m [min]]

Central heating radiator, coving to the ceiling, UPVC double glazed window to the front and a range of fitted wardrobes and storage units.



BEDROOM TWO

8'7" x 11'6" [max] x 7'9" [min] [2.62m x 3.51m [max] x 2.37m [min]]

Set of fitted wardrobes, central heating radiator and UPVC double glazed window to the rear.



BEDROOM THREE

10'7" x 6'8" [3.25m x 2.04m]

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



SHOWER ROOM/W.C.

5'2" x 6'9" [1.6m x 2.07m]

Anthracite ladder central heating radiator, UPVC double glazed frosted window to the side, coving to the ceiling, low flush w.c., ceramic wash basin built into storage unit with mixer tap and double shower cubicle with shower head attachment and glass shower screen.



OUTSIDE

To the front of the property the garden is laid to lawn with a tarmac driveway providing off road parking for several vehicles leading down the side of the property to the single detached garage with manual up and over door, power and light. To the rear is tiered garden incorporating lawned area with planted bed border with mature shrubs and a stone paved patio area, perfect for outdoor dining and entertaining, fully enclosed by walls and timber fencing.



COUNCIL TAX BAND

The council tax band for this property is D.

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 Wakefield 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.