



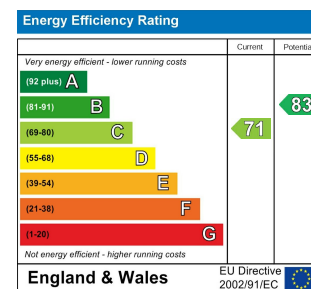
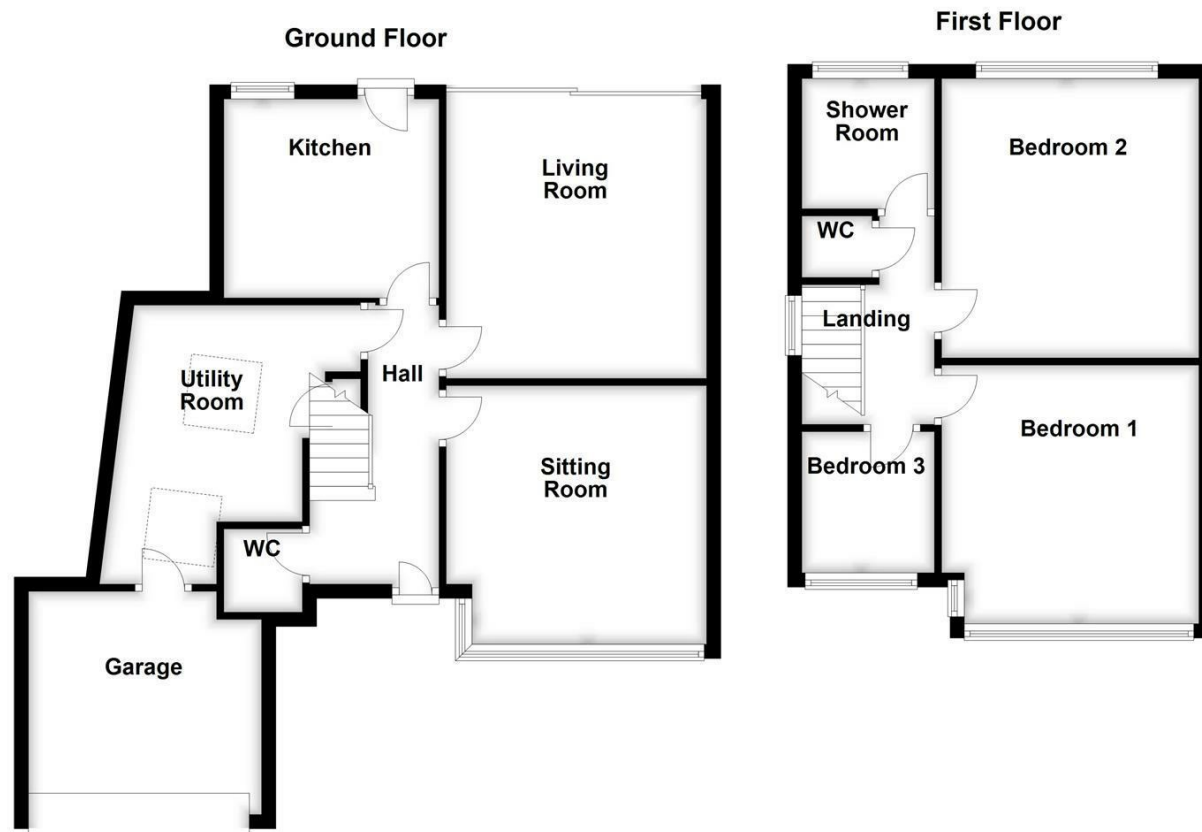
WAKEFIELD  
01924 291 294

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.



**46 Stannard Well Lane, Horbury, Wakefield, WF4 6BJ**

**For Sale Freehold £315,000**

Occupying a fantastic plot on a cul-de-sac position is this superbly presented three bedroom semi detached property benefitting from no chain, driveway parking, integral garage for storage only and attractive rear garden.

The property briefly comprises of the entrance hall, sitting room, living room, kitchen, utility room, integral garage and downstairs w.c. The first floor landing leads to three bedrooms, shower room and separate w.c. Outside to the front is a driveway providing ample space for one/two cars surrounded by bush and shrubbery border and lawn with front seating area on a pebbled patio. To the rear steps lead down to a low maintenance pebbled seating area with further steps leading down to a lawned garden with bush and shrubbery border and corner decked seating area.

Situated close to Horbury town centre, the property is ideally located for local shops and amenities as well as local schools. Perfectly situated for the motorway network for those looking to commute further afield for work.

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



#### ACCOMMODATION

##### ENTRANCE HALL

UPVC front entrance door, central heating radiator, access to the living room, sitting room, downstairs w.c. and kitchen. Door leading to the utility room and garage.

##### SITTING ROOM

12'0" x 11'11" [3.67m x 3.64m]  
UPVC double glazed window to the front elevation, central heating radiator and feature fireplace with wood surround.



##### LIVING ROOM

12'10" x 11'11" [3.93m x 3.64m]  
UPVC sliding doors to the rear garden, central heating radiator and inset gas fireplace.



##### KITCHEN

10'2" x 9'0" [3.10m x 2.76m]  
Range of white wall and base units with grey laminate work surface over, integrated gas oven and gas hob with cooker hood. Stainless steel sink and drainer unit, space for a fridge/freezer and space for a dishwasher. Central heating radiator and UPVC double glazed window and door to the rear elevation.

##### UTILITY

12'10" x 7'10" [3.93m x 2.40m]  
Range of wall and base units with grey laminate work surface over and partial tiled splash back, space for a washing machine, space for a dryer and space for a fridge/freezer. Understairs storage, two velux windows and ladder style radiator. Door leading to the integral garage/store.



##### INTEGRAL GARAGE/STORE

9'11" x 10'8" [3.02m x 3.25m]  
Up and over door to the front elevation and can be only used for storage purposes.

##### W.C.

3'11" x 3'8" [1.20m x 1.14m]  
Two piece suite comprising low flush w.c., wash hand basin with tiled splash back and chrome style ladder radiator.

##### FIRST FLOOR LANDING

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

##### BEDROOM ONE

12'0" x 11'10" [3.66m x 3.62m]  
UPVC double glazed window to the front elevation and central heating radiator.



##### BEDROOM TWO

12'9" x 11'9" [3.91m x 3.6m]  
UPVC double glazed window to the rear elevation and central heating radiator.



##### BEDROOM THREE

6'6" x 5'11" [2.00m x 1.81m]  
UPVC double glazed window to the front elevation and central heating radiator. Currently used as a home office.

##### SHOWER ROOM

6'1" x 5'10" [1.86m x 1.78m]  
UPVC double glazed frosted window to the rear elevation. Two piece suite comprising corner shower cubicle with wall mounted shower and glass sliding door and wash hand basin. Chrome style ladder radiator.



##### W.C.

3'3" x 2'11" [1.01m x 0.91m]  
UPVC double glazed frosted window to the side elevation, low flush w.c. and tiled floor.

##### OUTSIDE

To the front of the property is driveway parking with ample space for one/two cars surrounded by bush and shrubbery border and lawn with front seating area on a pebbled patio. To the rear steps lead down to a low maintenance pebbled seating area with further steps leading down to a lawned garden with bush and shrubbery border and decked seating area.



##### 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.