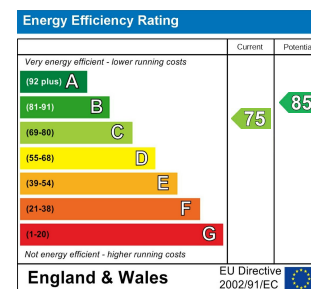




**WAKEFIELD** | **OSSETT** | **HORBURY**  
**01924 291 294** | **01924 266 555** | **01924 260 022**  
**NORMANTON** | **PONTEFRACT & CASTLEFORD**  
**01924 899 870** | **01977 798 844**



**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.



**4 Castle Grove, Horbury, Wakefield, WF4 5DX**  
**For Sale Freehold £315,000**

A superb opportunity to purchase this four bedroom semi detached home nestled in a cul-de-sac location within close proximity to Horbury town centre benefitting from en suite shower room, extended kitchen/diner, off road parking and enclosed rear garden.

The property briefly comprises of the entrance hall, living room, kitchen/diner and bedroom four with w.c. The first floor landing leads to four double bedrooms with bedroom one boasting en suite shower room and bedroom three with dressing area. In addition there is a four piece suite house bathroom/w.c. Outside to the front is resin double driveway providing ample off road parking. To the rear is an L-shaped Indian stone paved patio area, perfect for entertaining and dining purposes. Steps lead down to an attractive lawned garden with further steps leading to timber decked patio area with low maintenance artificial lawn to the side and timber shed. There is a single detached garage with door and windows to the side and rear, laminate floor, inset spotlights, power and light, which could be utilised for a variety of purposes.

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

Laminate flooring, central heating radiator, double doors leading into the living room with further door leading to bedroom four. Staircase leading to the first floor landing.

### LIVING ROOM

75" [min] x 11'10" [max] x 25'1" [2.27m [min] x 3.61m [max] x 7.66m] Laminate flooring, UPVC double glazed bay window overlooking the front aspect, two central heating radiators, solid wooden doors leading to the understairs storage cupboard and extended kitchen/diner. Set of UPVC double glazed French doors leading into the rear garden.



### KITCHEN/DINER

14'8" x 17'1" [4.48m x 5.23m]

Range of wall and base units with laminate work surface over and laminate upstanding above, built in wine rack, integrated Zanussi

oven and grill with four ceramic hobs, glass splash back and cooker hood over. 1 1/2 sink and drainer with chrome mixer tap, plumbing and drainage for a washing machine, space for a dryer, integrated dishwasher and integrated fridge/freezer. Two UPVC double glazed windows overlooking the rear aspect, two velux style windows to the pitch sloping ceiling, inset spotlights to the ceiling, two dark grey contemporary radiators, laminate tiled floor and downlights built into the wall cupboards.

### BEDROOM FOUR

6'6" x 13'10" [1.99m x 4.23m]

Laminate flooring, UPVC double glazed window overlooking the front aspect, central heating radiator and door providing access into the w.c.

### W.C.

2'11" x 2'11" [0.90m x 0.91m]

Low flush w.c., wall hung wash basin with high gloss vanity cupboard and chrome waterfall mixer tap, chrome ladder style radiator, laminate flooring and wall mounted extractor fan.

### FIRST FLOOR LANDING

Loft access, doors to three bedrooms and house bathroom.

### BATHROOM/W.C.

6'5" x 10'5" [1.96m x 3.19m]

Four piece suite comprising freestanding ceramic bath with chrome waterfall mixer tap and pull out shower attachment, laminate wash basin with chrome waterfall mixer tap built into vanity cupboards with vanity mirror, concealed cistern low flush w.c. and larger than average shower cubicle with glass sliding door and mixer shower. Fully tiled walls, inset spotlights to the ceiling, extractor fan, chrome ladder style radiator and UPVC double glazed frosted window overlooking the rear elevation.



### BEDROOM ONE

9'3" [min] x 11'7" [max] x 11'10" [2.82m [min] x 3.55m [max] x 3.61m]

UPVC double glazed window overlooking the rear elevation, central heating radiator and door to the en suite shower room.



### EN SUITE SHOWER ROOM/W.C.

2'10" x 7'4" [0.87m x 2.25m]

Three piece suite comprising low flush w.c., ceramic wash basin with chrome waterfall mixer tap built into high gloss vanity cupboards and enclosed shower cubicle with bi-folding glass door and mixer shower. Fully tiled walls, inset spotlights to the ceiling and extractor fan.

### BEDROOM TWO

13'2" x 9'3" [max] x 8'8" [min] [4.02m x 2.82m [max] x 2.66m [min]]

UPVC double glazed window overlooking the front elevation and central heating radiator.



### BEDROOM THREE

6'5" x 10'7" [1.98m x 3.23m]

Door providing access into a dressing area, loft access, UPVC double glazed window overlooking the front elevation and central heating radiator.

### DRESSING AREA

7'6" x 9'2" [2.30m x 2.81m]

UPVC double glazed window overlooking the front elevation, central heating radiator and archway into bedroom three.

### OUTSIDE

To the front of the property is a resin double driveway providing ample off road parking. To the rear is an L-shaped Indian stone paved patio area, perfect for entertaining and dining purposes. Steps lead up to an attractive lawned garden with further steps leading to timber decked patio area with double outside power socket, low maintenance artificial lawn to the side and timber shed. There is a single detached garage with door and windows to the side and rear, laminate floor, inset spotlights, power and light, which could be utilised for a variety of purposes.



### 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.