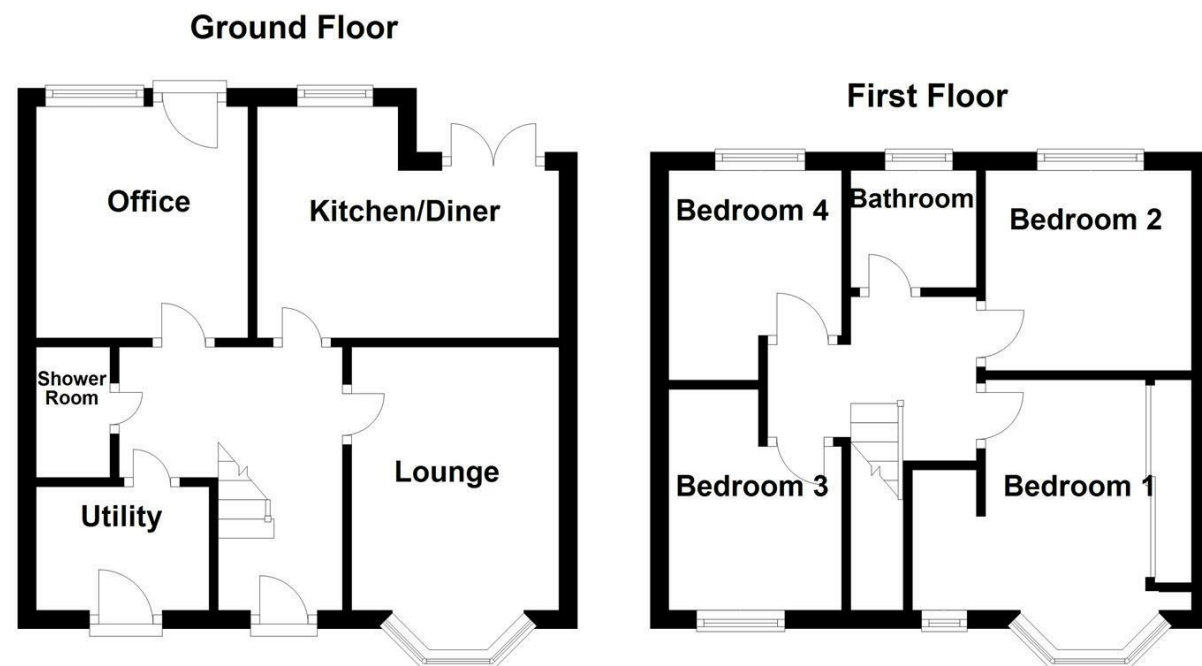




WAKEFIELD | **OSSETT** | **HORBURY**
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NORMANTON | **PONTEFRACT & CASTLEFORD**
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12 Park Grove, Horbury, Wakefield, WF4 6EE

For Sale Freehold £285,000

This extensive four bedroom semi detached family home is situated on a popular cul-de-sac in the heart of Horbury and close to the array of amenities the town has to offer.

The property has been extended with accommodation set over two floors and comprising spacious entrance hall, cosy lounge, open plan kitchen/diner, useful utility/storage area, downstairs shower room/w.c. and office space offering flexible use. To the first floor are four well proportioned bedrooms and four piece house bathroom/w.c. The property is set on a generous sized plot with length front garden with driveway providing ample off street parking for several vehicles. Whilst to the rear is a good sized enclosed garden offering an excellent degree of privacy.

The property is conveniently situated close to the centre of Horbury with an abundance of shops, eateries and well regarded schools. There are good transport links on hand including easy access to the M1 motorway network for those wishing to commute and being a short distance from Wakefield city centre itself.

Energy Efficiency Rating		Current	Potential
Vary energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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

13'5" x 6'7" [4.1m x 2.02]

Timber glazed entrance door with adjacent window, stairs to the first floor, useful understairs storage and doors to the lounge, kitchen/diner and inner hallway leading down the downstairs shower room, useful utility and office. Quality wood effect flooring, double central heating radiator and coving to the ceiling.

LOUNGE

13'11" x 10'9" [max] [4.25m x 3.29m [max]]

UPVC double glazed leaded bay window to the front, coving to the ceiling, feature fireplace with timber mantle and double central heating radiator.



KITCHEN/DINER

17'10" x 13'1" [max] [5.46m x 4.01m [max]]

Fitted with complementary laminate work surface over incorporating tiled splash backs, 1 1/2 composite sink and drainer with chrome mixer tap, space and plumbing for a gas cooker with stainless steel extractor hood over, space for a freestanding larder style fridge/freezer, breakfast bar with space for seating. Vinyl tiled effect flooring and UPVC double glazed window to the rear. To the dining area is a double central heating radiator, carpeted and double glazed french doors to the rear garden.



OFFICE

10'2" x 6'7" [3.1m x 2.02m]

UPVC double glazed window and composite door to the rear. Double central heating radiator.

SHOWER ROOM/W.C.

6'3" x 3'6" [1.92m x 1.07m]

Walk in shower with glazed sliding door and electric shower,

pedestal wash hand basin and low flush w.c. Heated towel rail, tiled floor, spotlights and extractor fan.

UTILITY

8'3" x 8'3" [2.53m x 2.53m]

UPVC double glazed leaded door to the front with leaded windows to either side, useful counter area with space and plumbing for a washing machine and dryer. The combination central heating boiler is housed in here.

FIRST FLOOR LANDING

Doors to four bedrooms and the house bathroom. Loft hatch for access to the partially boarded loft and double central heating radiator.

BEDROOM ONE

11'5" x 8'10" [3.49m x 2.71m]

UPVC double glazed leaded bay window to the front, range of fitted wardrobes with sliding doors, double central heating radiator and useful storage room off which could be used as a dressing room [2.27m x 2.07m].



BEDROOM TWO

10'11" x 10'1" [3.35m x 3.09m]

Timber double glazed window to the rear and double central heating radiator.



BEDROOM THREE

7'2" x 12'2" [max] [2.2m x 3.72m [max]]

UPVC double glazed window to the rear and double central heating.

BEDROOM FOUR

12'6" [max] x 7'2" [3.83m [max] x 2.20m]

UPVC double glazed leaded window to the front and double central heating radiator.

BATHROOM/W.C.

7'1" [max] x 6'2" [2.18m [max] x 1.90m]

Bath with mixer tap and shower attachment, fully tiled shower cubicle with shower, wall hung wash basin and low flush w.c. Ladder style towel radiator, tiled floor, partially tiled walls and frosted window.



OUTSIDE

To the front of the property is a lengthy lawned garden with driveway providing ample off street parking. To the rear is a good sized enclosed garden offering an excellent degree of privacy with initial paved and gravelled seating area, generous sized lawn with raised beds with a range of mature shrubs surrounding by fence boundaries.



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.