



WAKEFIELD
01924 291 294

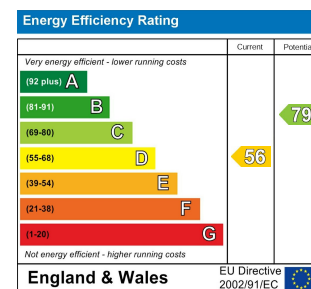
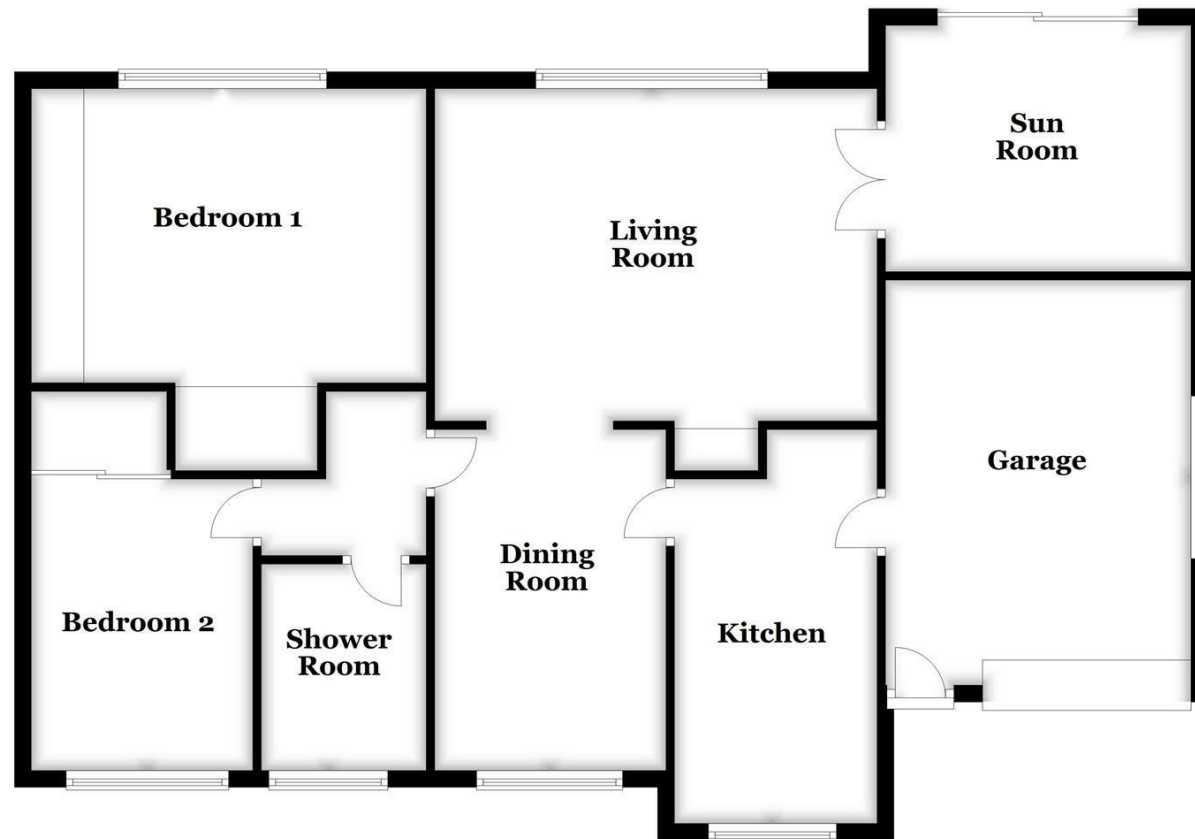
OSSETT
01924 266 555

HORBURY
01924 260 022

NORMANTON
01924 899 870

PONTEFRACT & CASTLEFORD
01977 798 844

Ground Floor



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

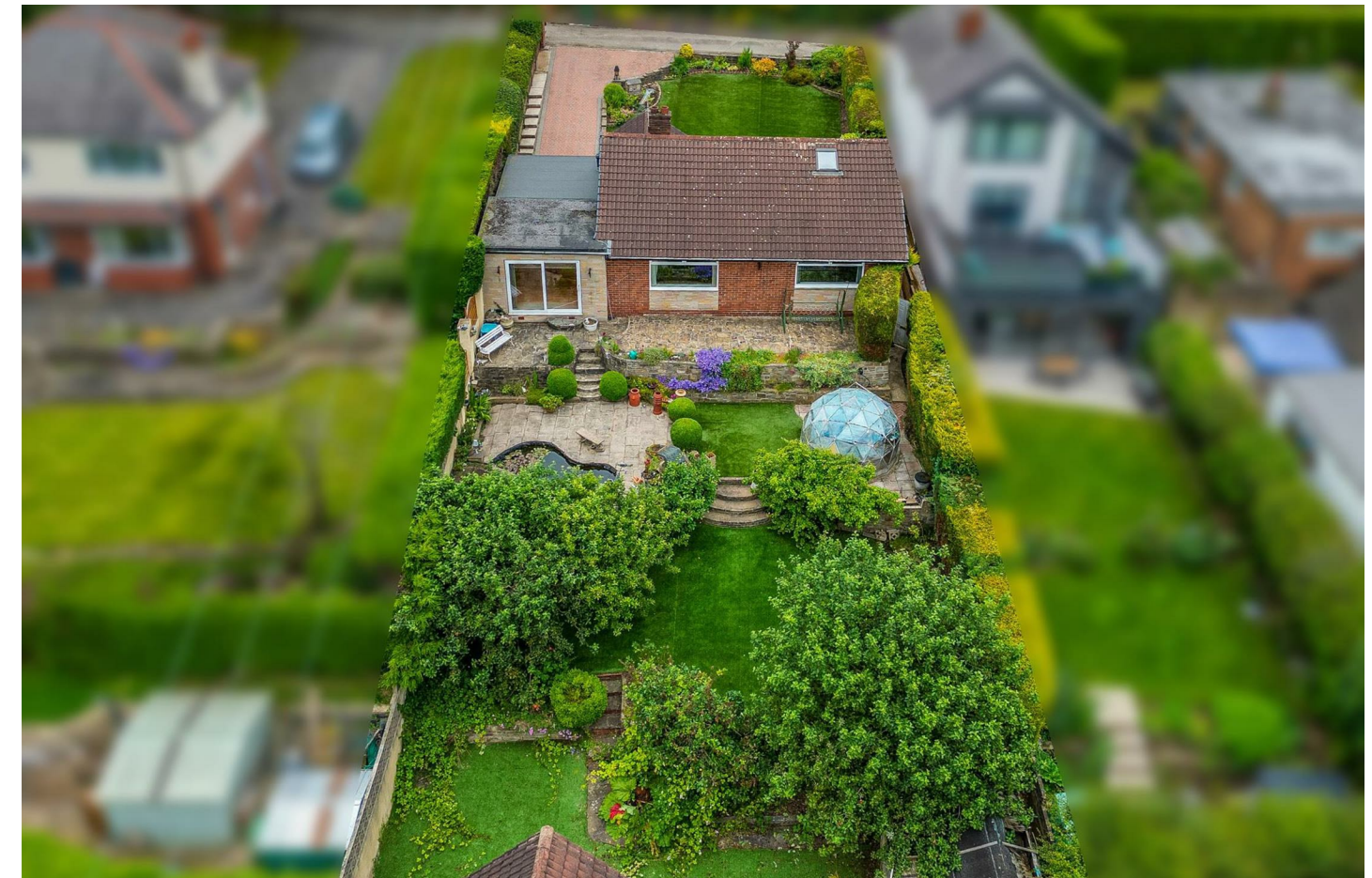
If you are thinking of making a move then take advantage of our FREE market appraisals, with the knowledge that we have been selling houses for the people of the WF postcodes for over 50 years.

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.



29 Jenkin Lane, Horbury, Wakefield, WF4 6EZ

For Sale Freehold £300,000

A superb opportunity to purchase this two bedroom detached true bungalow benefitting from ample off road parking furthered by an integral garage with built in work station and a tiered landscaped rear garden which has been maintained to an excellent standard enjoying superb far reaching valley views to Emley Mast.

The property briefly comprises of the integral garage, kitchen, dining room, living room, sun room, inner hallway leading to two bedrooms and modern shower room/w.c. Outside to the front is a block paved driveway providing off road parking for two vehicles leading to the integral single garage. There is a low maintenance artificial lawned front garden. To the rear is a tiered garden maintained to a high standard comprising of a paved patio area, perfect for al fresco dining with steps leading down a second paved patio seating area surrounding a built in feature pond with waterfall and artificial lawn with circular glass greenhouse on a paved area with steps leading down to a further artificial lawn with fruit trees within and steps to a third artificial lawned area at the bottom of the garden. The garden enjoys stunning far reaching valley views all the way to Emley Mast.

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.



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ACCOMMODATION

GARAGE

15'10" x 12'9" [4.84m x 3.89]

UPVC double glazed entrance door, wall mounted combi condensing boiler, manual up and over door for vehicular access, UPVC double glazed window overlooking the side aspect, built in wall and base units with laminate work surface with plumbing and drainage for a washing machine and UPVC door to the kitchen. Power and light.

KITCHEN

7'11" x 13'6" [min] x 15'5" [max] [2.42m x 4.12m [min] x 4.71m [max]]

Range of wall and base units with laminate work surface over and tiled splash back, 1 1/2 stainless steel sink and drainer with mixer tap, integrated twin oven and grill with separate four ring gas hob with cooker hood over, breakfast bar with seating for two. Integrated under counter fridge, central heating radiator, laminate flooring, display cabinets with glass shelving, coving to the ceiling, spotlights and door providing access into the dining room.



DINING ROOM

9'0" x 11'6" [2.76m x 3.53m]

UPVC double glazed window overlooking the front aspect, coving to the ceiling, central heating radiator and feature archway providing access into the living room. Door leading to the inner hallway.

LIVING ROOM

13'0" x 17'5" [3.97m x 5.33m]

UPVC double glazed window to the rear enjoying the open valley views to Emley Mast, coving to the ceiling and an electric fire on a slate hearth with decorative stone surround and built in solid wooden TV station. Central heating radiator and double timber doors leading into the sun room.

SUN ROOM

12'0" x 9'7" [3.66m x 2.94m]

Coving to the ceiling, sliding UPVC double glazed patio doors to the rear garden, laminate flooring and central heating radiator.



INNER HALLWAY

Central heating radiator, coving to the ceiling, loft access with bi-folding wooden staircase ladder and doors to two bedrooms and modern shower room.

BEDROOM ONE

11'6" x 15'5" [3.52m x 4.72m]

UPVC double glazed window overlooking the rear elevation and central heating radiator. Range of fitted wardrobes, bedside cabinets and coving to the ceiling.



BEDROOM TWO

8'8" x 11'4" [2.66m x 3.47m]

UPVC double glazed window overlooking the front aspect, central heating radiator and fitted double wardrobes with sliding doors.



SHOWER ROOM/W.C.

8'0" x 6'4" [2.46m x 1.94m]

Three piece suite comprising larger than average shower cubicle with double glass doors and electric shower within, low flush w.c. and laminate wash basin with mixer tap built into high gloss vanity cupboards and vanity mirror with LED lighting. Fully tiled walls, chrome ladder style radiator, UPVC cladding with inset spotlights to the ceiling, extractor fan and UPVC double glazed frosted window overlooking the front aspect.



OUTSIDE

To the front of the property is a block paved driveway providing off road parking for two vehicles leading to the integral single garage. There is a low maintenance artificial lawned front garden and block paved pathway to the front of the property. A cast iron gate to the left hand side provides access down a concrete pathway through a timber door entering the landscaped rear garden. Within the rear garden is a paved patio area, perfect for entertaining and dining purposes with steps leading down a second paved patio seating area surrounding a built in feature pond with waterfall. To the side is an artificial lawn with circular glass greenhouse on a paved area with steps leading down to a further artificial lawn with fruit trees within and steps to a third artificial lawned area at the bottom of the garden. The garden enjoys far reaching valley views all the way to Emley Mast.



COUNCIL TAX BAND

The council tax band for this property is C.

FLOOR PLAN

This floor plan is intended as a rough guide only and is not to be intended as an exact representation and should not be scaled. We cannot confirm the accuracy of the measurements or details of this floor plan.

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.