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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.



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



8 School Yard, Horbury, Wakefield, WF4 6LU

For Sale Freehold Offers Around £380,000

Nestled in a courtyard setting is this superbly presented three bedroom semi detached cottage benefitting from ample reception space, off road parking and attractive side and rear gardens.

The property briefly comprises of the entrance hall, living room and kitchen/diner with access down to the basement, currently used as an office. To the first floor there is access to three bedrooms and the house shower room/w.c. Outside to the front there are planted features and an allotment style area to the side with planted beds, patio areas and pathways throughout. A set of double iron gates provide access to a tarmac driveway providing off road parking. There is further off road parking to the front of the property. The property benefits from a garage with power, light and plumbing with log store and workshop. To the rear is a block paved patio area, perfect for outdoor dining and entertaining purposes incorporating mature shrubs and trees.

Situated in a prime part of Horbury well placed to local amenities including shops, schools, local bus routes and having good access to the motorway network.

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



ACCOMMODATION

ENTRANCE HALL

Composite front entrance door, stairs to the first floor landing and door through to the living room.

LIVING ROOM

16'11" x 15'0" [5.16m x 4.59m]

Central heating radiator, UPVC double glazed window to the front with bay window to the rear, exposed beams to the ceiling, log burning stove with stone hearth, exposed brick surround and wooden mantle. Door to the kitchen/diner.



KITCHEN/DINER

16'11" x 14'9" [max] x 10'11" [min] [5.16m x 4.52m [max] x 3.34m [min]]

Range of wall and base units with wooden work surface over, 1 1/2 stainless steel sink and drainer with mixer tap and tiled splash back. Four ring gas hob with stainless steel extractor hood above, integrated washing machine, integrated oven and microwave, space and plumbing for an American style fridge/freezer. Range of storage including larder cupboards and full size cupboards. Set of UPVC double glazed French doors leading to the rear garden, UPVC double glazed window to the front, exposed beams to the ceiling and central heating radiator. Access to the basement office.



BASEMENT OFFICE

10'9" x 9'9" [3.29m x 2.99m]

Fully converted with central heating radiator, extractor, power and light. Currently used as an office.



FIRST FLOOR LANDING

UPVC double glazed window to the rear and doors to three bedrooms and the house shower room.

BEDROOM ONE

10'3" x 15'1" [3.14m x 4.61m]

Central heating radiator, fitted wardrobes, fitted shelving units and UPVC double glazed window to the front.



BEDROOM TWO

15'1" x 11'4" [max] x 5'2" [min] [4.6m x 3.46m [max] x 1.59m [min]]

UPVC double glazed windows to the front and side, loft access, fitted wardrobes, fitted shelving units and central heating radiator.



BEDROOM THREE

11'1" x 6'3" [3.39m x 1.93m]

UPVC double glazed window to the rear, central heating radiator, fitted wardrobe and shelving unit.

SHOWER ROOM/W.C.

8'11" x 4'11" [2.74m x 1.52m]

Spotlights to the ceiling, chrome ladder style radiator, concealed cistern low flush w.c., wash basin with mixer tap, shower cubicle with overhead shower and shower head attachment. UPVC double glazed frosted window to the rear.



OUTSIDE

To the front of the property are planted features and tarmacadam driveway/street access to School Yard with parking for several vehicles. There are iron gates providing access to a further tarmacadam driveway providing off road parking for one vehicle furthered by a single detached garage with workshop attached. The side garden mainly has planted features throughout in an allotment style with raised beds and paved pathways running throughout, fully enclosed by walls, timber fencing with iron gates providing access. To the rear is a block paved patio area, perfect for outdoor dining and entertaining with planted features, fully enclosed by timber fencing and walls.



GARAGE

17'5" x 12'4" [5.32m x 3.78m]

Door providing access from the garden, single window to the garden. Log store and workshop to the rear. Metal up and over door, manual, and water supply

WORKSHOP

9'1" x 9'10" [2.77m x 3.0m]

Power and light.

PLEASE NOTE - BROADBAND

The vendor advises us that the broadband connection is fibre optic. Download Speed 870Mb Upload speed 112Mb

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.