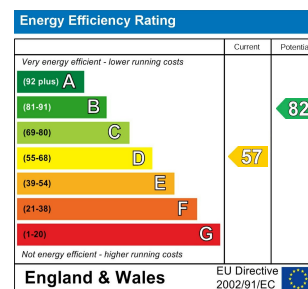




WAKEFIELD | **OSSETT** | **HORBURY**
01924 291 294 | **01924 266 555** | **01924 260 022**
NORMANTON | **PONTEFRACT & CASTLEFORD**
01924 899 870 | **01977 798 844**



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.



11 Southfield Fold, Horbury, Wakefield, WF4 5LA

For Sale Freehold Offers Over £220,000

A superb opportunity to purchase this two bedroom semi detached house nestled in a cul-de-sac location and renovated to an extremely high standard throughout benefitting from a garage and an attractive landscaped rear garden, ideal for outside entertaining with timber summerhouse.

The property briefly comprises of entrance porch, living room, kitchen/breakfast room and sun room. The first floor landing leads to two bedrooms and the shower room/w.c. Outside to the front there is right of access to the single garage with electric car charging port to the side. Also to the front is a circular Indian stone paved patio area with pebbled surround and pathway leading to the front door. To the rear is an Indian stove patio area, perfect for al fresco dining with a central water feature, timber shed, paved pathway leading through an artificial lawn with built in timber seating, an elevated Indian stone paved patio area and a timber summerhouse, fully enclosed by timber panelled surround fences.

Situated in a popular part of Horbury, the property is well placed to local amenities including shops and schools with local bus routes nearby and good access to the motorway network.

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 PORCH

3'0" x 5'10" [0.93m x 1.80m]

UPVC front entrance door, UPVC double glazed windows on three sides, fully tiled floor and UPVC double glazed door leading into the living room.

LIVING ROOM

12'7" x 13'4" [3.86m x 4.07m]

Coving to the ceiling, electric wall mounted fire, fixed shelving, UPVC double glazed window overlooking the front aspect, central heating radiator, staircase to the first floor landing and door leading to the kitchen/breakfast room.



KITCHEN/BREAKFAST ROOM

8'10" x 13'3" [2.71m x 4.04m]

Range of high gloss wall and base units with laminate work surface over and tiled splash back above. Stainless steel sink and drainer with swan neck mixer tap, integrated twin oven and grill with four ring ceramic hob with cooker hood over, integrated microwave, integrated wine cooler, integrated fridge/freezer and integrated washing machine. Inset spotlights

to the ceiling, contemporary radiator, breakfast bar, laminate flooring, UPVC double glazed window and a set of UPVC double glazed French doors leading to the sun room.

SUN ROOM

8'6" x 11'6" [2.61m x 3.52m]

Contemporary radiator, laminate flooring, inset spotlights to the pitch sloping ceiling, power within and a set of UPVC double glazed French doors to the rear garden with windows to the either side.



FIRST FLOOR LANDING

Glass balustrade, loft access and doors providing access to two bedrooms and the house shower room.

BEDROOM ONE

9'5" x 13'5" [2.89m x 4.09m]

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



BEDROOM TWO

7'3" x 8'10" [2.22m x 2.71m]

Laminate flooring, central heating radiator, UPVC double glazed window overlooking the rear aspect and door providing access into a storage cupboard with fixed shelving within.



SHOWER ROOM/W.C.

5'5" x 5'8" [1.66m x 1.74m]

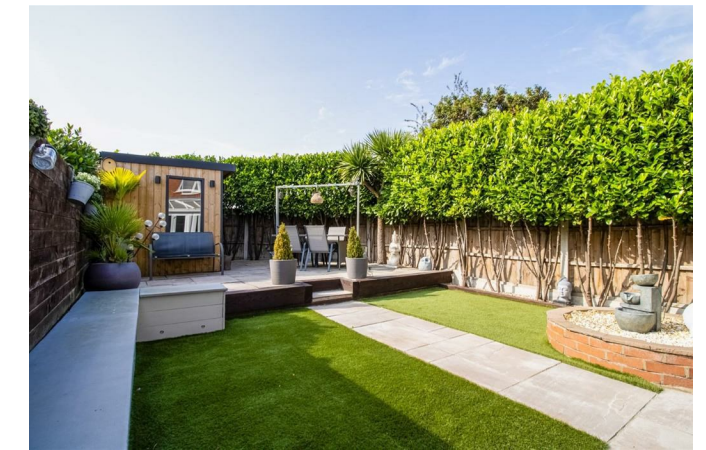
Three piece suite comprising low flush w.c. with concealed cistern, enclosed shower cubicle with rain shower head attachment and jacuzzi attachment and vanity wash basin with chrome waterfall mixer tap. Fully tiled walls, chrome radiator, UPVC double glazed frosted window to the rear elevation, inset spotlights to the ceiling and extractor fan.



OUTSIDE

Please note to the front there is vehicular access on the neighbours driveway to the single garage with manual up and over door, power and light within and electric car charging port to the side. There is a circular

Indian stone paved patio area with pebbled surround and pathway leading to the front door. To the rear is an Indian stove patio area, perfect for entertaining and dining purposes with a central water feature, timber shed to the side, paved pathway leading through an artificial lawn with built in timber seating, an elevated Indian stone paved patio area and a timber summerhouse, fully enclosed by timber panelled surround fences.



SUMMERHOUSE

UPVC double glazed door to the front, UPVC double glazed window to the side aspect, laminate flooring, power and light. Could be used for a variety of purposes such as a bar or home office.



COUNCIL TAX BAND

The council tax band for this property is B.

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.