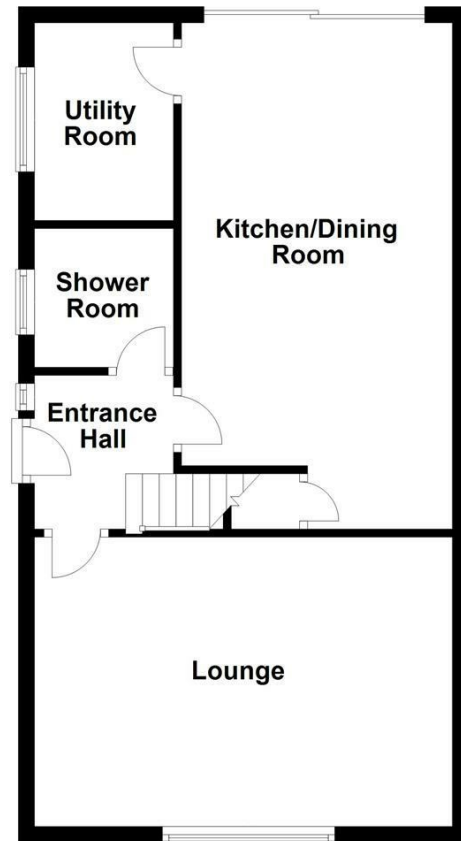


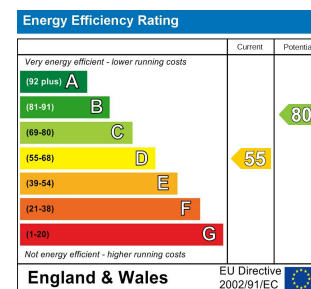
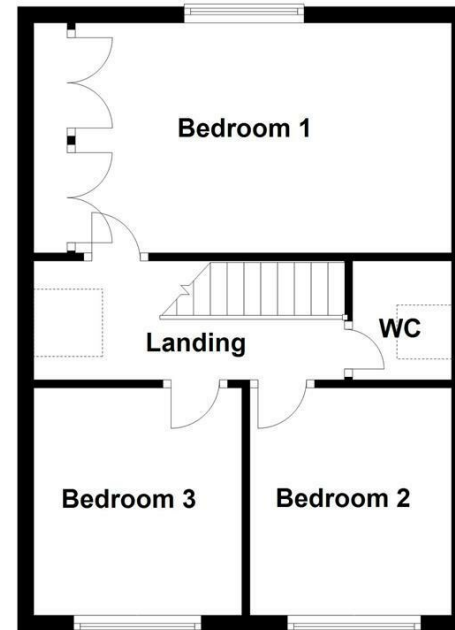


WAKEFIELD | **OSSETT** | **HORBURY**
01924 291 294 | **01924 266 555** | **01924 260 022**
NORMANTON | **PONTEFRACT & CASTLEFORD**
01924 899 870 | **01977 798 844**

Ground Floor



First Floor



4 Daw Lane, Horbury, Wakefield, WF4 5DT

For Sale Freehold Offers Over £300,000

Deceptive from the main roadside is this spacious and extended three bedroom detached home benefitting from double glazing and gas central heating.

The property fully comprises of entrance hall, lounge, downstairs shower room/w.c., extended kitchen/dining room with utility room off. Stairs to the first floor lead to three bedrooms and separate w.c. Outside, low maintenance garden to the front with block paved driveway to the side leading to the brick built detached garage and lawned garden to the rear.

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.

Offered for sale with no chain and vacant possession, an ideal home for the working couple, family or those looking to downsize and an early viewing comes highly recommended.

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.



OPEN 7 DAYS A WEEK | RICHARDKENDALL.CO.UK



ACCOMMODATION

ENTRANCE HALL

Aluminium entrance door with frosted side panel, radiator, stairs to the first floor landing, wood effect floor and doors to the breakfast kitchen, shower room and lounge.

LOUNGE

16'11" x 11'5" [5.18m x 3.49m]

UPVC double glazed window to the front, radiator, coving to the ceiling and open fire with stone back, slate hearth and wooden mantle.



SHOWER ROOM/W.C.

7'7" x 5'11" [2.33m x 1.82m]

Low flush w.c., vanity wash basin and corner shower cubicle with mixer shower. UPVC double glazed frosted window to the side, fully tiled floor, coving to the ceiling and heated towel radiator.



KITCHEN/DINING ROOM

10'7" x 24'0" [max] [3.23m x 7.32m [max]]

Range of wall and base units with work surface over incorporating circular sink and drainer, integrated double oven and grill, integrated fridge, integrated dishwasher, breakfast bar area, two radiators, double

glazed hardwood window to the side, double glazed sliding patio doors to decking area and vinyl wood effect flooring. Door to understairs pantry and door to the utility room.

UTILITY

6'2" x 7'0" [1.88m x 2.15m]

Wall and base units with work surface over, plumbing for a washing machine, space for a dryer and space for freezer. Vinyl wood effect flooring, aluminium framed double glazed frosted window to the side. The combination boiler is housed here.

FIRST FLOOR LANDING

Loft access, double glazed velux window to the side, doors to the airing cupboard, three bedrooms and the w.c.

BEDROOM ONE

14'8" x 11'5" [4.48m x 3.50m]

UPVC double glazed window to the front and radiator.



BEDROOM TWO

8'3" x 9'2" [2.54m x 2.80m]

Radiator and UPVC double glazed window to the rear.



BEDROOM THREE

9'4" x 8'5" [2.86m x 2.57m]

Radiator and UPVC double glazed window to the rear.

W.C.

Low flush w.c., pedestal wash basin, double glazed velux window to the side, laminate floor, radiator.

OUTSIDE

To the front is a low maintenance gravelled garden with plants and shrubs bordering and block paved driveway providing off street parking leading to the brick built detached garage. To the rear is an attractive lawn with plants and shrubs bordering incorporating flagged patio area.



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.