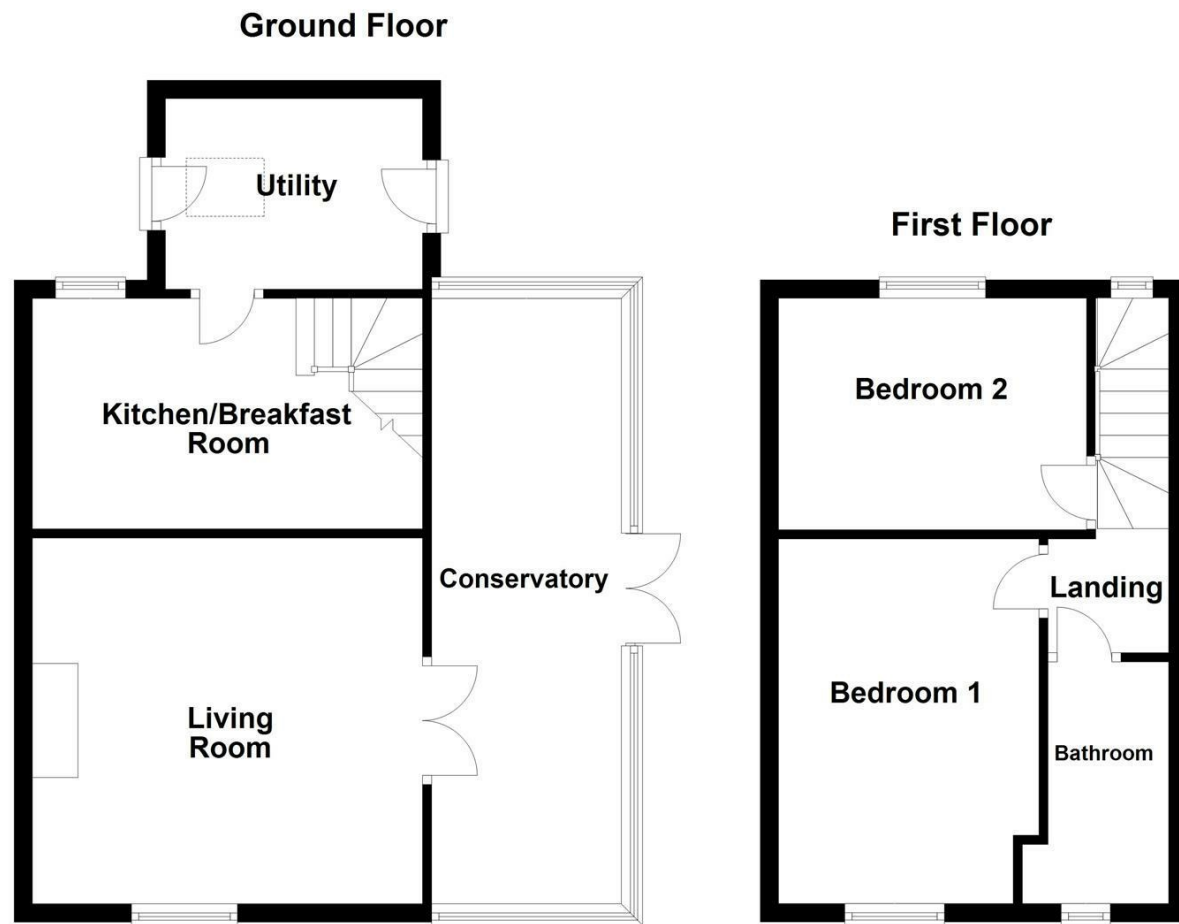




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 01924 291 294 | 01924 266 555 | 01924 260 022
NORMANTON | **PONTEFRACT & CASTLEFORD**
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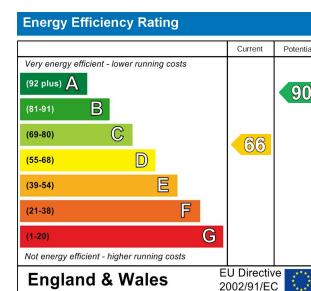
11 Orchard Croft, Horbury, Wakefield, WF4 5DD
For Sale Freehold £230,000

Tucked away in a pleasant oasis in the sought after village of Horbury, this charming two bedroom semi detached home nestled in a cul-de-sac location featuring a conservatory extension, ample off road parking, and an attractive garden.

The property briefly comprises of the utility room, kitchen/breakfast room, living room and conservatory. To the first floor landing there are two good sized bedrooms and the house bathroom/w.c. Outside there is off road parking for one vehicle to the front of the property as well as two single garages with a pebbled driveway providing off road parking for two further vehicles. To the side is an attractive garden incorporating raised decked and stone paved patio areas, perfect for outdoor dining and entertaining with timber built canopy and a stone built outbuilding, perfect for storage surrounded by walls.

The property is ideally located for all local shops and amenities that Horbury has to offer including local schools. The motorway network is only a short drive away for those looking to commute further afield.

This property would make a fantastic home for the first time buyers, couple or families and viewing is 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.



ACCOMMODATION

UTILITY

6'9" x 9'3" (2.08m x 2.82m)
Laminate work surface, storage cupboards, space for a fridge/freezer and space and plumbing for a washing machine. Timber framed stable door, spotlights to the ceiling, velux skylight, UPVC double glazed door to the rear and further timber framed stable door to the kitchen.



KITCHEN/BREAKFAST ROOM

8'3" x 14'0" (max) x 10'2" (min) [2.53m x 4.27m (max) x 3.12m (min)]
Range of wall and base units with laminate work surface over, sink and drainer with mixer tap, five ring gas hob with tiled splash back, integrated oven, space and plumbing for a dishwasher and matching cupboard housing the boiler. Timber framed door to the living room, stairs to the first floor landing, central heating radiator, spotlights to the ceiling and access to an understairs snug.



LIVING ROOM

13'0" x 14'2" (max) x 12'4" (min) [3.98m x 4.34m (max) x 3.76m (min)]
Timber framed double glazed window to the front, central heating radiator, coving to the ceiling, a set of timber framed double doors to the conservatory and decorative fireplace with slate hearth, exposed brick surround and wooden mantle.



CONSERVATORY

22'8" x 6'9" (6.92m x 2.08m)
Surrounded by timber framed double glazed windows with a set of French doors to the side garden and two central heating radiators.



FIRST FLOOR LANDING

Loft access, spotlights to the ceiling, central heating radiator and doors to two bedrooms and the house bathroom.

BEDROOM ONE

13'1" x 9'1" (4.01m x 2.78m)
Spotlights to the ceiling, central heating radiator and UPVC double glazed window to the front.



BEDROOM TWO

8'4" x 10'10" (2.55m x 3.32m)
Spotlights to the ceiling, UPVC double glazed window to the rear and central heating radiator.



BATHROOM/W.C.

8'8" x 4'8" (max) x 4'4" (min) [2.65m x 1.44m (max) x 1.33m (min)]
Anthracite ladder style radiator, UPVC double glazed frosted window to the front, extractor fan, low flush w.c., pedestal wash basin with tiled splash back and corner bath with shower head attachment above.



OUTSIDE

There are two single detached garages, both with power and light, as well as a pebbled driveway providing off road parking for two vehicles. There is further off road parking for one small vehicle in front of the property and a set of iron double gates. The principal gardens lie to the side with a low maintenance garden incorporating raised decked and stone paved patio areas, perfect for outdoor dining and entertaining with timber built canopy, fully enclosed by walls. There is a stone built outbuilding, perfect for storage with timber door, power and light.



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.