

#### IMPORTANT NOTE TO PURCHASERS

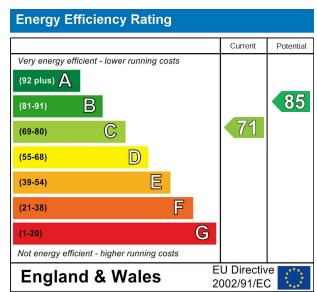
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements to enable them to obtain exact 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.



## 4 Baring Gould Way, Horbury, WF4 5HX

For Sale Freehold £215,000

Situated on a modern development in Horbury Bridge is this well presented three bedroom mid town house with accommodation spanning over three floors and benefitting from off road parking and enclosed rear garden.

The property briefly comprises of entrance hall, shower room/w.c., utility and bedroom. The first floor landing leads to living room and kitchen/diner. Stairs lead to a second floor providing access to two bedrooms and bathroom/w.c. Outside to the front is a driveway providing off road parking for one vehicle leading to the single integral garage. To the rear is a lawned garden with raised decked patio area, fully enclosed by timber fencing.

Situated in this popular part of Horbury, the property is well placed for access to a range of amenities including local shops, schools, bus routes nearby and good access to the motorway network for those wishing to commute further afield.

A superb family home which deserves an early viewing to fully appreciate the accommodation on offer.



#### ACCOMMODATION

##### ENTRANCE HALL

UPVC front entrance door, spotlights, coving to the ceiling, central heating radiator, stairs to the first floor landing and doors to the utility, storage cupboard housing the boiler, shower room, bedroom and integral garage.

##### SHOWER ROOM/W.C.

9'5" x 21' [2.88m x 0.9m]

Extractor fan, spotlights to the ceiling, central heating radiator, low flush w.c., pedestal wash basin, shower cubicle with shower head attachment and glass shower screen.



##### UTILITY

7'9" x 5'11" [2.37m x 1.82m]

Base units with laminate work surface over, stainless steel sink and drainer with mixer tap and tiled splash back. Space and plumbing for a washing machine, UPVC double glazed frosted rear door, spotlights, extractor fan and central heating radiator.

##### BEDROOM THREE

7'9" x 8'3" [2.38m x 2.52m]

UPVC double glazed window to the rear, spotlights, coving to the ceiling and central heating radiator.

##### FIRST FLOOR LANDING

Coving to the ceiling, central heating radiator and doors to the living room and kitchen/diner.

##### LIVING ROOM

14'9" x 15'7" [max] x 11'4" [min] [4.51m x 4.77m [max] x 3.47m [min]]

UPVC double glazed windows to the front, coving to the ceiling, two central heating radiators and electric fireplace with ornate hearth, surround mantle.



##### KITCHEN/DINER

14'9" x 11'4" [max] x 7'10" [min] [4.5m x 3.46m [max] x 2.39m [min]]

Range of wall and base units with laminate work surface over, stainless steel sink and drainer with mixer tap and tiled splash back. Four ring gas hob with extractor hood above, integrated double oven, integrated fridge/freezer and integrated dishwasher. Spotlights to the ceiling, UPVC double glazed windows to the rear and central heating radiator.



##### SECOND FLOOR LANDING

Loft access, coving to the ceiling and doors to two bedrooms and the house bathroom.

##### BEDROOM ONE

12'2" x 11'6" [max] x 9'0" [min] [3.73m x 3.52m [max] x 2.75m [min]]

UPVC double glazed window to the front, coving to the ceiling, central heating radiator and doors to the walk in wardrobe and en suite shower room.



##### EN SUITE SHOWER ROOM/W.C.

2'11" x 8'4" [0.91m x 2.56m]

Spotlights to the ceiling, extractor fan, low flush w.c., pedestal wash basin, shower cubicle with overhead shower and central heating radiator.



##### WALK IN WARDROBE

5'8" x 3'8" [max] x 1'8" [min] [1.73m x 1.13m [max] x 0.52m [min]]

Fitted shelving.

##### BEDROOM TWO

8'2" x 14'9" [2.5m x 4.52m]

UPVC double glazed window to the rear, fitted wardrobes and central heating radiator.



##### BATHROOM/W.C.

5'6" x 6'2" [1.69m x 1.89m]

Spotlights, extractor fan, central heating radiator, low flush w.c., pedestal wash basin and panelled bath.



##### OUTSIDE

To the front of the property is a tarmacadam driveway providing off road parking for one vehicle leading to the single integral garage with manual up and over door. There is a paved pathway to the front door and timber bin store. To the rear is a lawned garden with raised decked patio area, perfect for outdoor dining and entertaining, fully enclosed by timber fencing.



##### COUNCIL TAX BAND

The council tax band for this property is D.

##### 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.