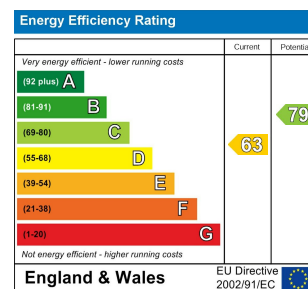
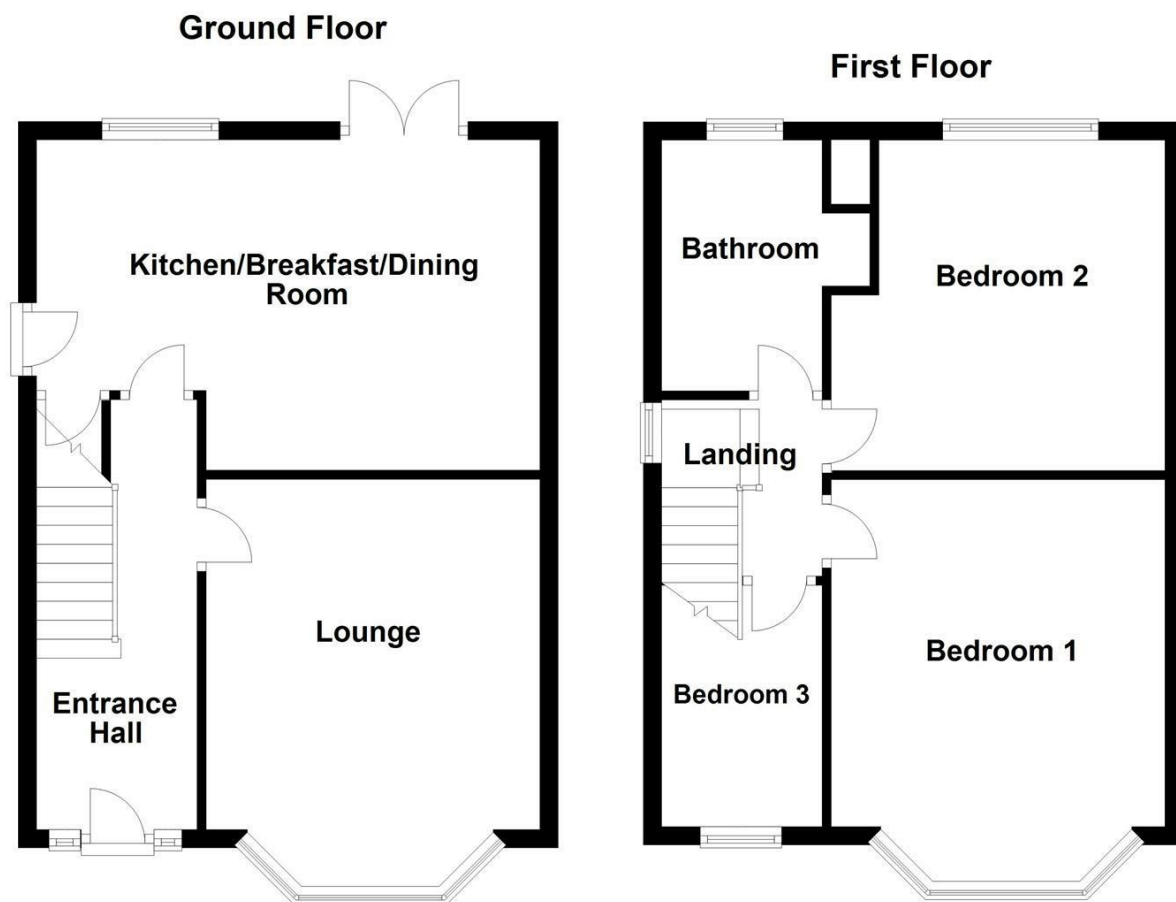




**WAKEFIELD** | **OSSETT** | **HORBURY**  
 01924 291 294 | 01924 266 555 | 01924 260 022  
  
**NORMANTON** | **PONTEFRACT & CASTLEFORD**  
 01924 899 870 | 01977 798 844



**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.



**19 Beechwood Grove, Horbury, Wakefield, WF4 5JG**  
**For Sale Freehold £320,000**

Well appointed throughout is this superb three bedroom semi detached home benefiting from UPVC double glazing and gas central heating. Offering further potential to extend or develop further, subject to the necessary consents.

The accommodation fully comprises entrance hall, lounge, open plan modern fitted breakfast kitchen diner, first floor landing, three bedrooms and the main house bathroom/w.c. Outside there is a lawned garden to the front, driveway to the side leading to the brick built garage. An attractive lawned garden to the rear, well stocked with plants, trees and shrubs bordering incorporating Indian stone patio areas.

Located in this popular part of Horbury the property is well placed to local amenities including shops and schools, local bus routes are nearby and there is good access to the motorway network.

Offered for sale with no chain involved, this is an ideal home for the growing family or working couple. An early viewing is recommended.



## ACCOMMODATION

### ENTRANCE HALL

UPVC entrance door, UPVC frosted panels to either side of the door. Stairs to the first floor landing, radiator, cornice to the ceiling, door to the open plan contemporary breakfast kitchen diner, door to the lounge.

### LOUNGE

12'0" x 14'8" into bay [3.68m x 4.48m into bay]  
UPVC double glazed bay window to the front, gas fire with marble back and hearth within separate surround, cornice to the ceiling.



### KITCHEN DINER

18'4" x 11'11" max x 8'11" min [5.60m x 3.64m max x 2.74m min]

A range of grey gloss wall and base units with matching work surface over incorporating 1 1/2 sink and drainer with mixer tap, integrated oven and grill, four ring electric hob with filter hood over, plumbing for washing machine, integrated fridge and freezer, integrated dishwasher, UPVC double glazed window and French doors to the rear, UPVC side entrance door, doors to understairs storage, quality luxury vinyl flooring, radiator, tiled splashbacks, recessed LED spotlights.



### FIRST FLOOR LANDING

UPVC double glazed frosted window to the side, loft access, doors to three bedrooms and bathroom/w.c.

### BEDROOM ONE

15'0" x 9'10" to wardrobes x 11'10" into wardrobes [4.58m x 3.02m to wardrobes x 3.63m into wardrobes]

Built in wardrobes to one wall, radiator, UPVC double glazed bay window to the front.



### BEDROOM TWO

11'10" x 12'1" max x 10'7" min [3.63m x 3.69m max x 3.24m min]

Door to storage/wardrobe space, UPVC double glazed window to the rear, radiator.



### BEDROOM THREE

5'10" x 8'8" [1.80m x 2.65m]

UPVC double glazed window to the front, radiator, small bulkhead over the stairs.

### BATHROOM/W.C.

8'8" x 5'9" [2.65m x 1.76m]

Low flush w.c., panelled bath, fully tiled electric shower cubicle with electric shower, wash basin over vanity cupboard, heated chrome towel radiator, part tiled walls, wood effect flooring,

UPVC double glazed frosted window to the rear, recessed ceiling spotlights, heated chrome towel radiator.

### OUTSIDE

To the front there is a lawned garden with plants and shrubs bordering, driveway to the side providing off road parking leading to brick built detached garage. An attractive lawned garden to the rear incorporating Indian stone terrace patio areas and plants, trees and shrubs bordering.



### COUNCIL TAX BAND

The council tax band for this property is C

### EPC RATING

To view the full Energy Performance Certificate please call into one of our local offices.

### 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.