



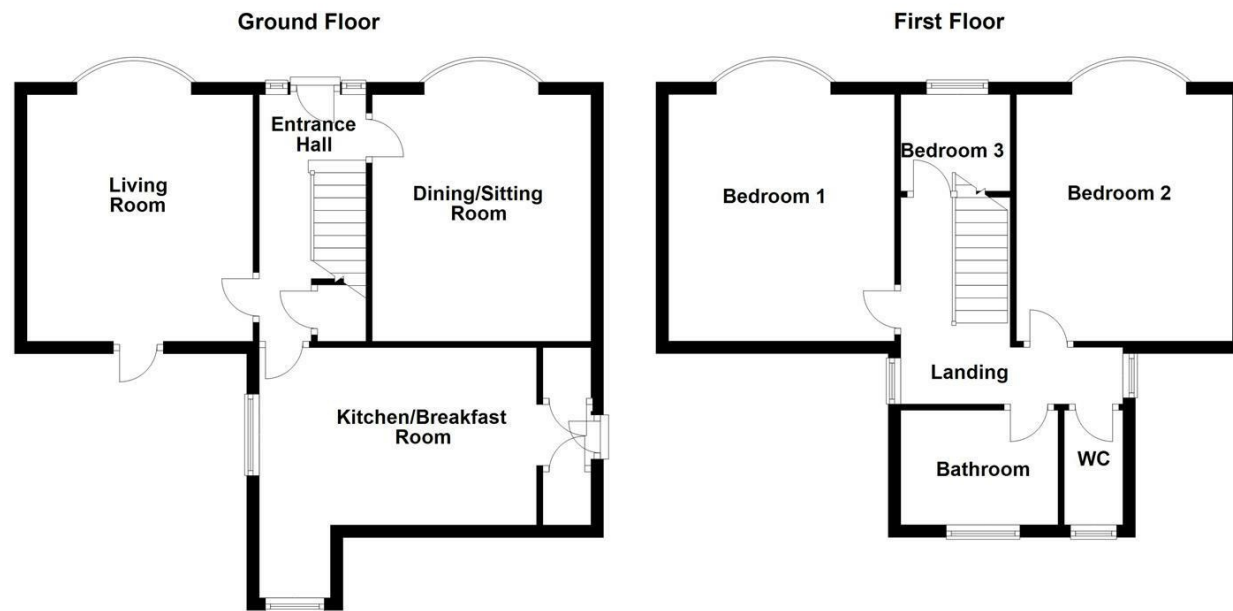
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## 17 Wyntonhorpe Road, Horbury, Wakefield, WF4 5BB

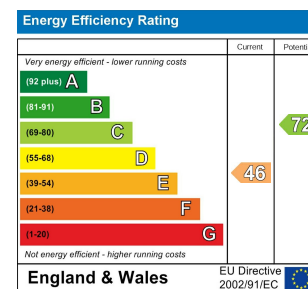
For Sale Freehold £395,000

Situated in this prime part of Horbury is this spacious and characterful three bedroom detached period home with majority double glazing and gas central heating. Opportunity to extend to the side and rear, subject to the necessary consents and plenty of renovation potential.

The accommodation briefly comprises entrance hall, living room, sitting/dining room, kitchen, first floor landing, three bedrooms [two of which are large doubles], bathroom and separate w.c. Low maintenance and enclosed pebbled garden to the front with a driveway at the side providing off road parking and leading to the brick built detached garage. To the rear there is a south facing attractive and enclosed lawned garden with plants, trees and shrubs bordering incorporating a pebbled area and greenhouse.

Horbury plays host to a range of amenities including shops and schools. Local bus routes are nearby and there is good access to the motorway network.

Offering huge potential throughout, a simply a fantastic home and is ideal for the growing family, deserving an early viewing to appreciate the accommodation on offer and to avoid disappointment.



### 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\*

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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.



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## ACCOMMODATION

### ENTRANCE HALL

Entrance door, solid oak flooring, radiator, coving to the ceiling, stairs to the first floor landing, doors to sitting room/dining room, living room, understairs storage and kitchen.

### LIVING ROOM

3.95m x 3.62m plus bay

Curved double glazed leaded bay window with feature curved radiator, gas fire with a tiled hearth and detailed tiled insert within surround, coving to the ceiling, rear entrance door.



### SITTING/DINING ROOM

4.55m x 3.50m plus bay

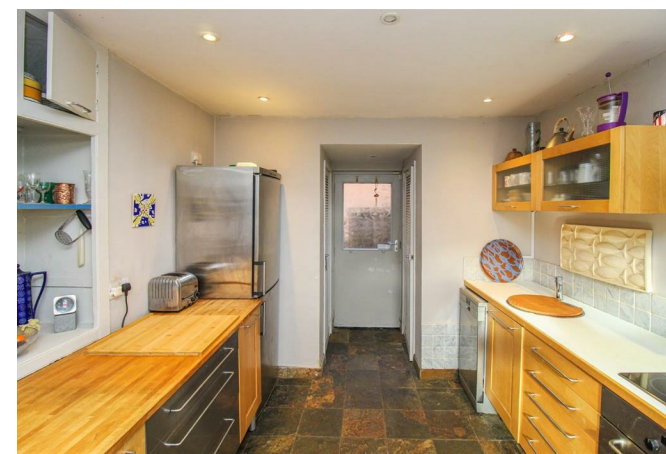
Solid oak flooring, gas fire with tiled hearth and detailed tiled insert within separate surround. Curved UPVC double glazed bay leaded window with curved radiator. Coving to the ceiling.



### BREAKFAST KITCHEN

4.65m max x 3.30m max x 2.86m min plus walk in area

Walk in area with door to the side, door to storage housing combination boiler and plumbing for washing machine. Further door to pantry with frosted window to the side. Slate tiled flooring. Display units, wall units, work surface over base units, space for a dishwasher, integrated oven and grill, four ring electric hob, drawers, space for fridge freezer, recessed LED spotlights, radiator, UPVC double glazed window to the side, single glazed window to the rear and tiled splashback.



### FIRST FLOOR LANDING

Coving to the ceiling, two UPVC double glazed windows, radiator, doors to three bedrooms, bathroom and separate w.c.

### BEDROOM ONE

4.69m into bay window x 3.61m

UPVC double glazed walk in curved bay window to the front, feature curved radiator.



### BEDROOM TWO

3.50m x 4.70m into bay window

UPVC double glazed walk in curved bay window to the front with feature curved radiator, picture rail.

### BEDROOM THREE

2.25m x 1.87m

UPVC double glazed window to the front, loft access, radiator.

### SEPARATE W.C.

Low flush w.c., bamboo flooring, radiator, part tiled walls, UPVC double glazed frosted window to the rear.

### BATHROOM

2.56m x 1.84m

Bamboo flooring, panelled bath, wash basin over pedestal, UPVC double glazed frosted window to the rear, part tiled walls, airing cupboard, radiator.



### OUTSIDE

To the front there is a private and enclosed low maintenance pebbled garden with a driveway to the side providing off road parking and leading to the brick built garage with up and over door, rear door and two windows to the side. Conifers surround. An attractive and enclosed lawned garden to the rear with plants, trees and shrubs bordering incorporating a low maintenance pebbled garden area. Greenhouse.



### COUNCIL TAX BAND

The council tax band for this property is TBC.

### 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 Horbury office and they will be pleased to arrange a suitable appointment.