



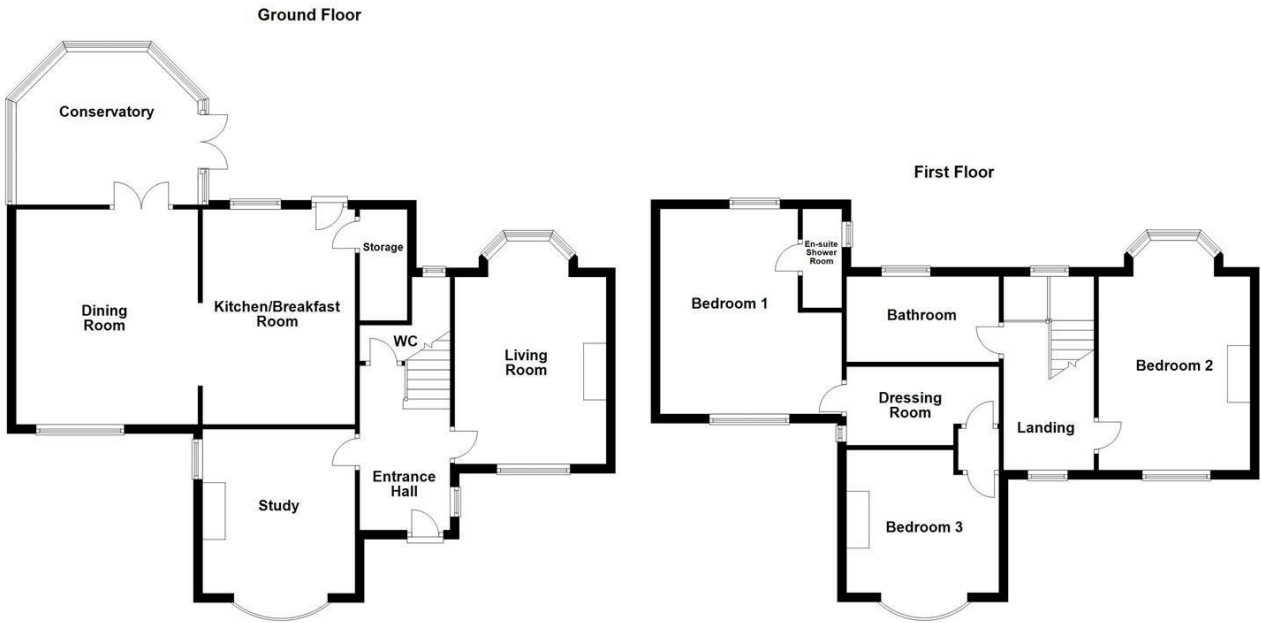
WAKEFIELD  
01924 291 294

OSSETT  
01924 266 555

HORBURY  
01924 260 022

NORMANTON  
01924 899 870

PONTEFRACT & CASTLEFORD  
01977 798 844

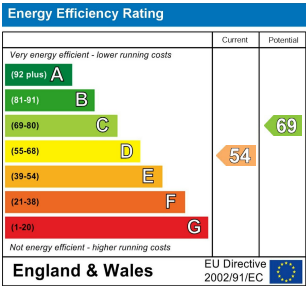


**IMPORTANT NOTE TO PURCHASERS**  
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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



## 39 Northfield Lane, Horbury, Wakefield, WF4 5HU

### For Sale Freehold £580,000

Set on a prime corner plot is this impressive and generously proportioned three bedroom detached period property showcasing original features such as stained glass windows, ample off road parking and a beautifully landscaped sizable garden.

The well designed layout includes an inviting entrance hall, a spacious living room, study, downstairs w.c., kitchen/breakfast room, dining room, and conservatory. Upstairs, the first floor landing leads to three generously sized bedrooms, with the principal bedroom featuring a dressing room and en suite, alongside a four piece house bathroom. Externally, a low maintenance front garden complements a block-paved driveway with ample off street parking leading to a single garage, while the enclosed rear garden offers a private oasis with planted borders, mature trees, pebbled areas, and paved patios ideal for outdoor dining.

Located in a sought after area of Horbury, the property enjoys convenient access to local amenities, reputable schools, nearby bus routes, and the motorway network.

A truly charming period home, deserving of a full internal inspection to appreciate its full character and appeal.



## ACCOMMODATION

### ENTRANCE HALL

11'11" x 12'4" [max] x 2'8" [min] [3.64m x 3.76m [max] x 0.83m [min]]  
Timber framed front entranced door, circular stained glass single glazed window to the side, coving to the ceiling, partially wood panelled, central heating radiator, stairs to the first floor landing and doors to the living room, study, kitchen/breakfast room and downstairs w.c.

### LIVING ROOM

17'7" x 10'11" [max] x 6'2" [min] [5.36m x 3.35m [max] x 1.88m [min]]  
Timber and metal framed secondary glazed windows to the front with secondary glazing with further bay window to the rear, coving to the ceiling, ceiling rose, central heating radiator and electric fireplace with marble heath, surround and ornate mantle.



### STUDY

14'0" x 10'11" [max] x 7'9" [min] [4.28m x 3.33m [max] x 2.38m [min]]  
Coving to the ceiling, picture rail, timber framed double glazed window to the side with further bow window to the front, central heating radiator and gas fireplace with laminate hearth, surround and wooden mantle.

### W.C.

6'0" x 5'11" [max] x 2'7" [1.84m x 1.82m [max] x 0.79m]  
Timber framed double glazed frosted window to the rear, ladder style radiator, low flush w.c., pedestal wash basin with tiled splash back.

### KITCHEN/BREAKFAST ROOM

15'5" x 10'10" [max] x 9'3" [min] [4.72m x 3.32m [max] x 2.84m [min]]  
Range of wall and base units with tiled work surface over, 1 1/2 sink and drainer with mixer tap and tiled splash back. Space and plumbing for a Range style cooker with extractor hood above, integrated fridge/freezer and integrated washing machine. An opening through to the dining room, access to an understairs storage area which also houses gas boiler, timber framed double glazed window and composite door to the rear.

### DINING ROOM

13'1" x 15'6" [4.01m x 4.73m]  
Timber framed double glazed window to the front, two central heating radiators and a set of timber framed double doors to the conservatory.

### CONSERVATORY

12'10" x 9'11" [max] x 7'4" [min] [3.93m x 3.03m [max] x 2.24m [min]]  
Central heating radiator, surrounded by UPVC double glazed windows and a set of UPVC double glazed French doors to the rear garden.



### FIRST FLOOR LANDING

Timber framed single glazed frosted windows to the front and rear, coving to the ceiling, picture rail and doors to three bedrooms, dressing room to the principal bedroom and the house bathroom.

### DRESSING ROOM

10'11" x 6'3" [max] x 4'5" [min] [3.35m x 1.91m [max] x 1.37m [min]]  
Door to the principal bedroom, timber framed single glazed window to the front, central heating radiator, coving to the ceiling and fitted wardrobes with mirrored doors.

### BEDROOM ONE

15'5" x 13'1" [max] x 10'4" [min] [4.7m x 4.01m [max] x 3.16m [min]]  
Timber framed double glazed windows to the front and rear, central heating radiator, coving to the ceiling, fitted wardrobes and storage units. Door to the en suite shower room.



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

2'5" x 7'2" [0.76m x 2.2m]  
Three piece suite comprising low flush w.c., pedestal wash basin and shower cubicle with electric shower and glass shower screen. Timber framed single glazed frosted window to the side, coving to the ceiling, wall mounted electric heater and partially tiled.

### BEDROOM TWO

18'0" x 10'11" [max] x 7'11" [min] [5.5m x 3.34m [max] x 2.42m [min]]  
Timber framed single glazed window to the front with further bay window to the rear, both with secondary glazing. Two central heating radiators and coving to the ceiling.



### BEDROOM THREE

12'6" x 10'11" [max] x 8'3" [min] [3.83m x 3.35m [max] x 2.52m [min]]  
Timber framed double glazed bow window to the front, coving to the ceiling and fitted wardrobes.

### BATHROOM/W.C.

5'11" x 11'0" [1.82m x 3.36m]  
Four piece suite comprising low flush w.c., pedestal wash basin, corner jacuzzi bath and separate shower cubicle with shower head attachment and glass shower screen. Timber framed double glazed frosted window to the rear, coving to the ceiling, loft access, central heating radiator and partially tiled.



### OUTSIDE

To the front of the property is a pebbled garden with mature trees and shrubs. A block paved driveway provides off road parking for several vehicles leading to the single garage. To the rear are two good sized gardens, predominantly laid to lawn incorporating planted borders, mature trees, pebbled areas and concrete and paved patio areas, perfect for outdoor dining and entertaining, fully enclosed by timber fencing and hedging.



### GARAGE

11'10" x 15'1" [3.62m x 4.62m]  
Electric up and over door to the front, separate side access door with timber framed single glazed windows to the side, power and light.

### COUNCIL TAX BAND

The council tax band for this property is F.

### 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.