



WAKEFIELD  
01924 291 294

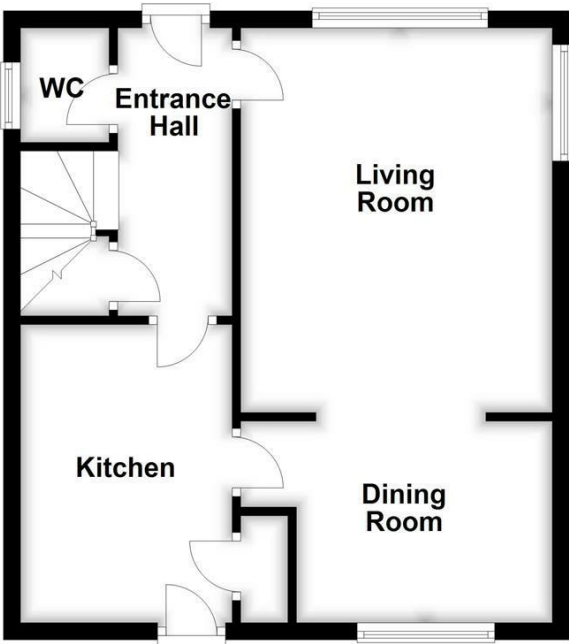
OSSETT  
01924 266 555

HORBURY  
01924 260 022

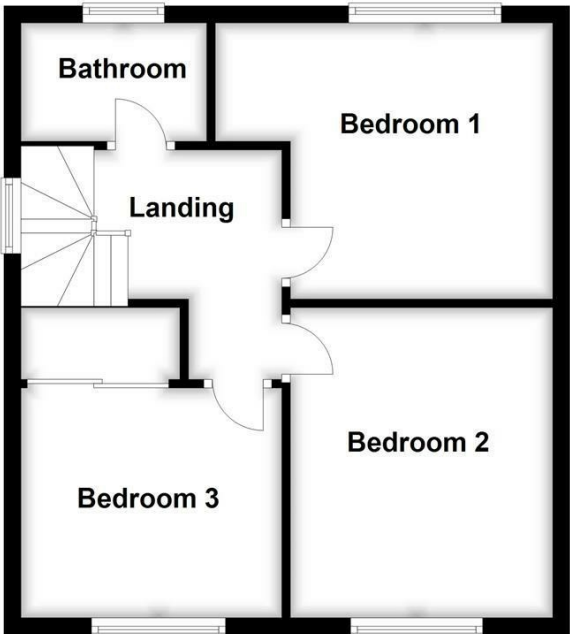
NORMANTON  
01924 899 870

PONTEFRACT & CASTLEFORD  
01977 798 844

Ground Floor



First Floor

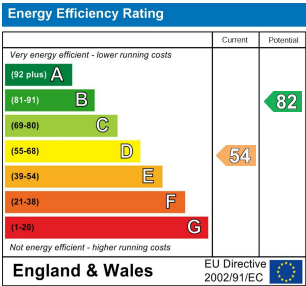


**IMPORTANT NOTE TO PURCHASERS**  
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements 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 Lacey Street, Horbury, Wakefield, WF4 5HP  
For Sale Freehold Offers Over £325,000

Situated within a popular part of Horbury is this deceptively spacious and well maintained three double bedroom detached family home benefitting from UPVC double glazing and gas central heating.

The property fully comprises entrance hall, downstairs w.c., living room, dining room and kitchen with pantry. Stairs to the first floor lead to three double bedrooms and the house bathroom/w.c. Outside, lawned gardens to the front and rear with block paved driveway to the side leading to the larger than average brick built detached garage.

Horbury plays host to a range of amenities including shops and good schools with local bus routes nearby and having good access to the motorway network.

Offering further potential to develop and extend, subject to consent and offered for sale with no chain and vacant possession upon completion. A viewing comes highly recommended.





## ACCOMMODATION

### ENTRANCE HALL

Entrance door, radiator, stairs to the first floor landing, doors to understairs storage, living room, kitchen and downstairs w.c.

### W.C.

Low flush w.c., wash basin, fully tiled walls and UPVC double glazed frosted window to the side.

### LIVING ROOM

11'11" x 14'10" [3.64m x 4.54m]

Gas fire with stone surround and hearth, UPVC double glazed windows to the front and side. Coving to the ceiling, radiator and decorative stone archway into dining room.



### DINING ROOM

7'10" x 9'8" [min] x 12'0" [max] [2.39m x 2.97m [min] x 3.67m [max]]

UPVC double glazed window to the rear, radiator and coving to the ceiling. Door to the kitchen.



### KITCHEN

8'1"x 11'8" [2.48mx 3.56m]

Range of wall and base units with work surface over incorporating stainless steel sink and drainer with mixer tap, space for a cooker, space for a fridge and cupboard housing the central heating boiler. Wood effect floor, fully tiled walls, UPVC double glazed window and door to the garden. Door to the pantry.

### PANTRY

Plumbing for a washing machine.

### FIRST FLOOR LANDING

UPVC double glazed frosted window to the side, loft access, doors to the airing cupboard, three double bedrooms and bathroom.

### BEDROOM ONE

10'6" [min] x 12'2" [max] x 10'7" [3.22m [min] x 3.71m [max] x 3.24m]

UPVC double glazed window to the front and radiator.



### BEDROOM TWO

12'3" x 10'2" [3.74m x 3.1m]

UPVC double glazed window to the rear and radiator.



### BEDROOM THREE

10'3" x 9'6" [3.14m x 2.91m]

UPVC double glazed window to the rear, radiator and built in wardrobes with sliding doors.

### BATHROOM/W.C.

5'6" x 8'2" [1.69m x 2.49m]

Low flush w.c., pedestal wash basin, panelled bath, fully tiled walls, UPVC double glazed frosted window to the front, radiator and wood effect floor.



### OUTSIDE

To the front is a lawned garden with plants and shrubs bordering and block paved driveway providing off street parking leading to the larger than average brick built detached garage with up and over door. To the rear is an attractive lawned garden with plants and shrubs bordering incorporating small block paved patio area.



### COUNCIL TAX BAND

The council tax band for this property is E.

### 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.