



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.



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



13 Oakwood Grove, Horbury, Wakefield, WF4 5JD

For Sale Freehold Guide Price £320,000

Nestled in a cul-de-sac location is this three bedroom semi detached property having being extended to the rear the property benefits from spacious reception rooms, off road parking and enclosed rear garden.

The property briefly comprises entrance hall, living room, sitting room, dining room, downstairs shower room/w.c. and kitchen. The first floor landing leads to three bedrooms and four piece house bathroom/w.c. Outside to the front is a driveway providing off street parking leading to the single integral garage. Whilst to the rear is a lawned garden with planted features and a paved patio, enclosed by hedging and timber fencing.

Situated in a popular part of Horbury the property is well placed to local amenities including shops and schools. There are local bus routes nearby and the national motorway network is only a short drive away, perfect for those looking to travel further afield.

Only a full internal inspection will reveal the potential on offer at this home and an early viewing comes highly recommended.



ACCOMMODATION

ENTRANCE HALL

Timber framed front entrance door, central heating radiator, stairs to the first floor landing, coving to the ceiling and doors to the living room, sitting room and dining room.

LIVING ROOM

14'7" x 11'10" [max] x 4'5" [min] [4.45m x 3.63m [max] x 1.35m [min]]
UPVC double glazed bay window to the front, coving to the ceiling, ceiling rose, dado rail, central heating radiator and decorative fireplace with marble hearth, wooden surround and mantle.



SITTING ROOM

14'7" x 11'11" [max] x 4'5" [min] [4.45m x 3.65m [max] x 1.35m [min]]
Coving to the ceiling, ceiling rose, central heating radiator, UPVC double glazed bay window to the rear and gas fireplace with marble hearth and wooden mantle.

DINING ROOM

8'11" x 7'2" [max] x 5'10" [min] [2.74m x 2.19m [max] x 1.8m [min]]
Access to an understairs storage cupboard, door to the downstairs shower room, an opening into the kitchen, coving to the ceiling and UPVC double glazed door to the rear.



SHOWER ROOM/W.C.

10'7" x 3'9" [max] x 3'3" [min] [3.25m x 1.16m [max] x 1.0m [min]]
Three piece suite comprising low flush w.c., pedestal wash basin and shower cubicle with electric shower and glass shower screen. Extractor fan and central heating radiator.

KITCHEN

10'2" x 15'5" [3.1m x 4.72m]
Range of wall and base units with laminate and wooden work surface over, ceramic belfast sink with mixer tap and tiled splash back. Space and plumbing for a washing machine, integrated double oven with four ring gas hob and stainless steel extractor hood. Integrated dishwasher, space for a fridge/freezer, UPVC double glazed windows

to the side and rear, spotlights, coving to the ceiling and central heating radiator.

FIRST FLOOR LANDING

UPVC double glazed frosted window to the side, coving to the ceiling, loft access and doors to three bedrooms and the house bathroom.

BEDROOM ONE

14'9" x 11'10" [max] x 5'2" [min] [4.52m x 3.62m [max] x 1.59m [min]]
UPVC double glazed bay window to the rear, central heating radiator, coving to the ceiling and a range of fitted wardrobes and storage units.



BEDROOM TWO

14'9" x 11'10" [max] x 4'6" [min] [4.52m x 3.62m [max] x 1.38m [min]]
UPVC double glazed bay window to the front, picture rail and central heating radiator.



BEDROOM THREE

8'7" x 8'5" [max] x 2'7" [min] [2.62m x 2.58m [max] x 0.81m [min]]
UPVC double glazed window to the front and central heating radiator.

BATHROOM/W.C.

8'8" x 7'1" [max] x 5'10" [min] [2.66m x 2.16m [max] x 1.78m [min]]
Three piece suite comprising low flush w.c., pedestal wash basin and panelled bath with mixer tap and shower head attachment, separate shower cubicle with electric shower and glass shower screen. UPVC double glazed frosted windows to the rear and side, central heating radiator and fully tiled.



OUTSIDE

To the front is a driveway providing off road parking leading to the single integral garage with roller door. There are planted features to the front incorporating mature trees and shrubs. To the rear is laid to lawn with planted features and a paved patio area, perfect for outdoor dining and entertaining, fully enclosed by hedging and timber fencing.



PLEASE NOTE

Please Note – The sale of this property is subject to the receipt of Grant of Probate. The Probate Application has been made but is yet to be received.

COUNCIL TAX BAND

The council tax band for this property is C.

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.