



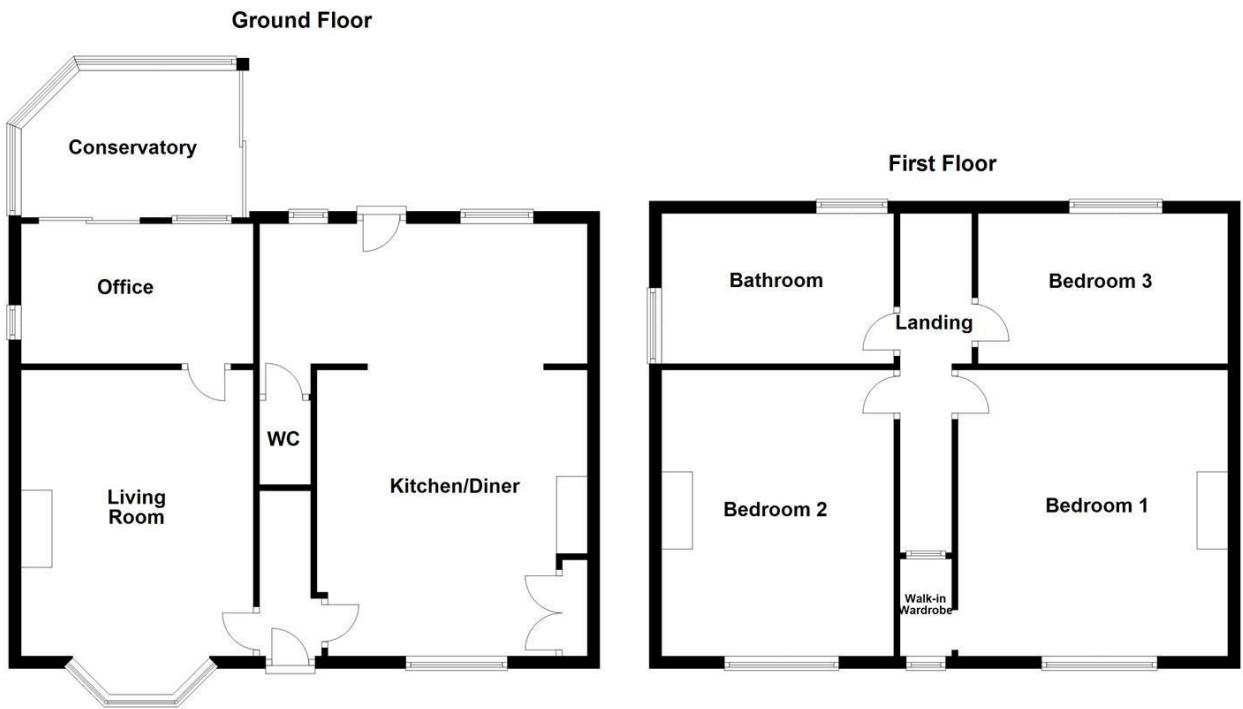
WAKEFIELD
01924 291 294

OSSETT
01924 266 555

HORBURY
01924 260 022

NORMANTON
01924 899 870

PONTEFRACT & CASTLEFORD
01977 798 844

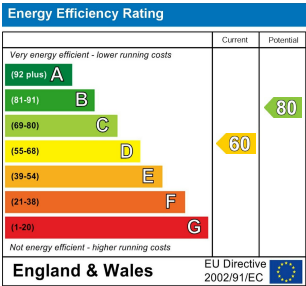


IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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



6 Berry Lane, Horbury, Wakefield, WF4 5HD

For Sale Freehold £475,000

Sitting on a substantial plot is this three bedroom semi detached house benefitting from spacious accommodation plus an occasional loft room, ample off road parking furthered by a garage and generous sized gardens.

The property briefly comprises of porch leading into the entrance hall, living room, office, conservatory, kitchen/diner and downstairs w.c. The first floor landing leads to three double bedrooms (bedroom one with walk in wardrobe) and the house bathroom/w.c. There is access to the spacious occasional loft room, which could be used for a variety of purposes. Outside to the front is a low maintenance pebbled garden with driveway running down the side of the property providing ample off street parking leading to the single detached garage with electric door. To the rear is a concrete patio area overlooking an attractive lawn, built in water feature pond, timber decked patio area under a wooden pergola. A timber gate leads to a further enclosed garden with lawn and L-shaped paved pathway with large timber shed.

Situated close to Horbury town centre, the property is ideally located for local shops and amenities as well as local schools. Perfectly situated for the motorway network for those looking to commute further afield for work.

Only a full internal inspection will reveal all that's on offer at this quality home and an early viewing comes highly recommended.



ACCOMMODATION

PORCH

Timber front entrance door, timber single glazed windows on three sides, light and solid wooden door leading into the entrance hall.

ENTRANCE HALL

Ornate coving to the ceiling, staircase to the first floor landing and doors to the kitchen/diner and living room.

LIVING ROOM

12'4" x 15'2" [3.76m x 4.64m]
Cast iron gas burner inset into a solid brick hearth with solid brick surround and solid stone mantle. Ornate coving to the ceiling, ceiling rose, UPVC double glazed walk in bay window overlooking the front aspect, gas radiator, fixed shelving and wooden door providing access into the office with single glazed window looking through to the office.



OFFICE

7'5" x 11'5" [2.27m x 3.49m]
UPVC double glazed window and sliding doors to the conservatory, UPVC double glazed side door, central heating radiator, coving to the ceiling and dado rail.

CONSERVATORY

7'10" x 11'5" [2.39m x 3.50m]
Fully tiled floor, UPVC double glazed windows on three sides, set of UPVC double glazed sliding patio doors to the rear garden, power and light.

KITCHEN/DINER

23'7" x 13'9" [min] x 16'11" [max] [7.19m x 4.21m [min] x 5.16m [max]]
Range of wall and base units with solid wooden work surface over incorporating double ceramic belfast sink with mixer tap, space for a Range cooker with cooker hood over, integrated dishwasher, space and plumbing for a washing machine, integrated fridge and freezer. Laminate flooring, two gas radiators and UPVC double glazed windows to the rear and front. Feature fireplace with granite hearth with painted tiled interior, cast iron detailing and solid wooden surround. Built in double doored storage cupboard and access to the downstairs w.c.



W.C.

4'5" x 2'6" [1.37m x 0.77m]
Low flush w.c., wall mounted wash basin with two taps, inset spotlight and solid wooden floor.

FIRST FLOOR LANDING

Doors to three bedrooms and the house bathroom. Coving to the ceiling, loft access with bi-folding wooden staircase ladder and picture rail.

BEDROOM ONE

13'10" x 15'4" [4.22m x 4.69m]
UPVC double glazed window to the front elevation, coving to the ceiling, Victorian decorative fireplace, central heating radiator and an opening providing access into the walk in wardrobe.



WALK IN WARDROBE

2'9" x 4'9" [0.86m x 1.45m]
Wardrobe rails and fixed shelving. UPVC double glazed window overlooking the front elevation and timber single glazed frosted window.

BEDROOM TWO

12'4" x 15'3" [3.76m x 4.67m]
Solid wooden floor, UPVC double glazed window overlooking the front elevation, coving to the ceiling, central heating radiator and Victorian decorative fireplace.



BEDROOM THREE

13'0" x 7'10" [3.97m x 2.41m]
Gas radiator, UPVC double glazed window overlooking the rear elevation and coving to the ceiling.

BATHROOM/W.C.

11'8" x 7'6" [3.57m x 2.30m]
Four piece suite comprising freestanding ceramic bath with chrome mixer tap, low flush w.c., circular vanity hand wash basin with chrome mixer tap and tiled splash back and walk in shower cubicle with mixer shower and rain shower head. Fully tiled floor, UPVC double glazed frosted windows to the side and rear, two gas radiators, timber cladding to the ceiling and coving to the ceiling.



OCCASIONAL LOFT ROOM

28'7" x 15'6" [8.72m x 4.73m]
Two timber double glazed velux windows with built in blinds overlooking the rear elevation, central heating radiator, exposed beams to two sides, inset spotlights to the ceiling and carpeted floor.



OUTSIDE

To the front is a low maintenance pebbled front garden with privet hedges bordering and a block paved driveway to the side with timber gates halfway down providing off road parking for several vehicles leading to the detached single garage with electric roller door, power and light. To the rear of the property is a concrete patio area, perfect for entertaining and dining purposes and an attractive lawned garden with paved pathway leading to the driveway. There is a built in water feature pond with mature trees bordering and timber decked patio area under a timber wooden pergola and metal shed on a Yorkshire stone paved patio area. A timber gate provides access to a further garden area with solid wooden timber decked patio area under a timber wooden pergola, attractive lawned garden and L-shaped paved pathway with large aluminium double shed providing useful storage, surrounded by timber fencing and solid brick built walls.



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.

SOLAR PANELS OWNED

The property benefits from a system of solar panels which we are advised are owned outright and not subject to a lease agreement.