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 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	



8 Sunroyd Avenue, Horbury, Wakefield, WF4 6NF

For Sale Freehold £175,000

Situated in the sought after area of Horbury is this three bedroom end terrace property benefitting from well proportioned accommodation, off road parking and enclosed rear garden.

The property briefly comprises entrance hall, living room, kitchen/diner, utility/store, bathroom and pantry leading to a separate w.c. The first floor landing leads to three good sized bedrooms. Outside to the front is a paved driveway providing off road parking for one vehicle. To the rear is an enclosed garden, mainly artificially lawned with a paved patio area, perfect for outdoor dining.

The property is ideally located for all local shops and amenities that Horbury has to offer including local schools. The motorway network is only a short drive away for those looking to commute further afield.

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



ACCOMMODATION

ENTRANCE HALL

Composite front door, stairs to the first floor landing, central heating radiator and door to the living room.

LIVING ROOM

14'10" x 11'9" [max] x 10'6" [min] [4.53m x 3.59m [max] x 3.22m [min]]
Doors to an understairs storage cupboard and kitchen/diner, spotlights to the ceiling, UPVC double glazed window to the front and central heating radiator.



KITCHEN/DINER

17'7" x 9'3" [max] x 5'7" [min] [5.38m x 2.84m [max] x 1.72m [min]]
Range of modern wall and base units with laminate work surface over, 1 1/2 sink and drainer with mixer tap and splash back, space and plumbing for a Range style cooker with extractor hood above, space and plumbing for a washing machine and under counter fridge/freezer. Doors to the bathroom, storage/utility cupboard and pantry with access to the w.c. Composite rear door, spotlights to the ceiling, central heating radiator and wall mounted electric towel radiator.

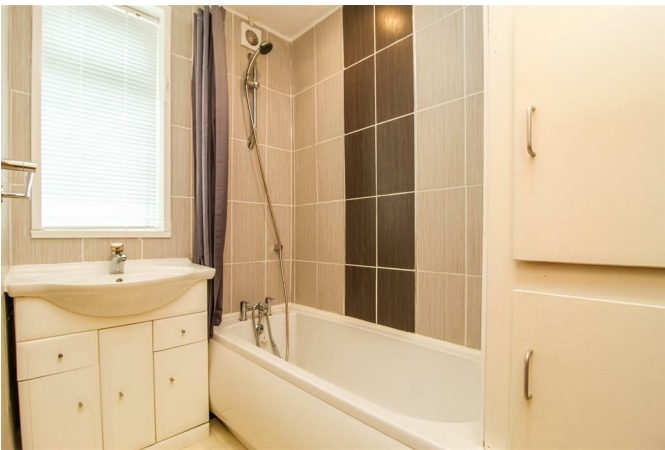


UTILITY/STORE

2'5" x 2'9" [0.76m x 0.84m]
Space and plumbing for a dryer and the boiler is house in here.

BATHROOM

7'11" x 4'10" [max] x 2'9" [min] [2.43m x 1.48m [max] x 0.85m [min]]
UPVC double glazed frosted window to the rear, spotlights to the ceiling, extractor fan, ceramic wash basin with mixer tap and panelled bath with mixer tap and shower head attachment. Access to a storage cupboard.



PANTRY

Door to the separate w.c.

W.C.

2'8" x 4'6" [0.82m x 1.39m]
UPVC double glazed frosted window to the side, extractor fan, spotlights to the ceiling and low flush w.c.

FIRST FLOOR LANDING

Loft access, UPVC double glazed window to the side and doors to three bedrooms.

BEDROOM ONE

11'9" x 11'6" [max] x 7'7" [min] [3.59m x 3.51m [max] x 2.33m [min]]
Central heating radiator, UPVC double glazed window to the front, spotlights to the ceiling and door to the en suite w.c.



EN SUITE W.C.

5'8" x 5'11" [max] x 1'6" [min] [1.74m x 1.81m [max] x 0.46m [min]]
Extractor fan, spotlights to the ceiling, low flush w.c., ceramic wash basin with mixer tap and tiled splash back.



BEDROOM TWO

11'5" x 7'8" [3.5m x 2.34m]
UPVC double glazed window to the rear, spotlights to the ceiling and central heating radiator.



BEDROOM THREE

8'0" x 7'0" [2.44m x 2.15m]
UPVC double glazed window to the rear, spotlights to the ceiling and central heating radiator.

OUTSIDE

To the front of the property there is a paved driveway providing off road parking for one vehicle. To the rear is an artificial lawn incorporating paved patio area, perfect for outdoor dining and entertaining with raised planted beds, fully enclosed by timber fencing. There is a right of access for the neighbours bins.



COUNCIL TAX BAND

The council tax band for this property is A.

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.