

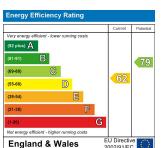
### IMPORTANT NOTE TO PURCHASERS

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.

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

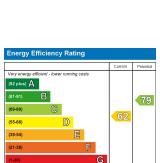
If you are thinking of making a move then take advantage of our FREE market appraisals, with the knowledge that we have been selling houses for the people of the WF postcodes for over 50 years.

### 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



# 35 Grove Road, Horbury, Wakefield, WF4 6AG

# For Sale Freehold £750,000

Occupying a generous sized plot and set back from the main road is this simply stunning six bedroom detached home offering substantial and versatile living accommodation throughout extending towards approximately 2,400 square metres.

With UPVC double glazing and gas central heating, the property fully comprises entrance hall leading to bespoke fitted kitchen/breakfast room, separate dining room, living room, two bedrooms (one with en suite shower room), downstairs shower room/w.c. and utility room. Feature glass balustrade and solid oak staircase leads to the first floor landing with fitted office furniture and in turn leads to four further bedrooms [three of which are doubles] and modern bathroom/w.c. Outside to the front is a tarmacadam driveway providing ample off street parking leading to integral brick built double garage with electric door. There are attractive lawned gardens to the front, side and rear with plants, trees and shrubs bordering with flagged terrace patio to one side, ideal for outdoor entertaining and dining.

Situated in a prime part of Horbury, the property is well placed to local amenities including shops and schools with local bus routes nearby and having good access to the motorway network, perfect for those looking to commute further afield.

Simply a fantastic home for the growing or established family and a full internal inspection will fully reveal the quality of accommodation on offer, a viewing comes highly recommended.



#### **ACCOMMODATION**

#### **ENTRANCE HALL**

Composite entrance door with frosted panel, LVT herringbone flooring, coving to the ceiling, recess ceiling spotlights, feature solid oak glass balustrade staircase to the first floor landing, contemporary portrait radiator and doors to living room, two bedrooms, shower room, dining room, kitchen/breakfast room, utility room and double garage.



### UTILITY ROOM

6'7" x 23'6" (2.02m x 7.18m)

Work surface over base units, plumbing for a washing machine, space for a dryer, sink with mixer tap and space for fridge/freezer. UPVC double glazed window to the side, composite side door and feature arched window to the other side. Radiator and laminate flooring.

# INTEGRAL DOUBLE GARAGE

18'9" x 17'9" (5.74m x 5.42m)

Electric door, light and power with storage above, composite door and UPVC double glazed frosted window to the rear.

# KITCHEN/BREAKFAST ROOM

10'5" x 22'3" (3.18m x 6.80m)

Bespoke range of contemporary soft close wall and base units with feature quartz work surface over incorporating twin sink with quartz drainer incorporating instant hot

water tap, space for an American style fridge/freezer, five ring gas hob with quartz back and splash back, integrated pull out bin, integrated 'self cleaning' twin oven and grill and integrated dishwasher. Two UPVC double glazed windows to the rear, French doors to the side, contemporary radiator, LVT flooring, coving to the ceiling and recess ceiling spotlights.

# BEDROOM FIVE

12'10" x 9'10" (3.93m x 3.0m)

UPVC double glazed window to the front, radiator and coving to the ceiling.

# DINING ROOM

11'6" x 10'5" (3.52m x 3.19m)

UPVC double glazed window to the rear, recess ceiling spotlights, coving to the ceiling, radiator and squared archway into the living room.

#### LIVING ROOM

#### 16'11" x 10'5" (min) x 14'0" (max) (5.17m x 3.18m (min) x 4.29m (max))

UPVC double glazed French doors to the side with window panels either side, two further UPVC double glazed windows to the rear, radiator and gas fire with full feature



# SHOWER ROOM/W.C. 8'9" x 6'7" [2.67m x 2.02m]

Walk in shower, low flush w.c., pedestal wash basin, heated chrome towel radiator, fully tiled walls, recess ceiling spotlights and tiled effect floor.



#### BEDROOM ONE

17'0" x 12'11" (5.2m x 3.95m)

UPVC double glazed window to the front, two radiators, coving to the ceiling, quality fitted bespoke wardrobes, bedside cabinets, corner shelving and dressing table area. Door to the en suite shower room.



# EN SUITE SHOWER ROOM/W.C.

8'8" x 5'9" (2.66m x 1.76m)

Low flush w.c., pedestal wash basin, bidet, corner shower cubicle with mixer shower, fully tiled walls, radiator, UPVC double glazed frosted window to the front and recess ceiling spotlights.

### FIRST FLOOR LANDING

Bespoke fitted storage cupboards to one side of the wall, storage into the eaves, office area with fitted furniture, recess ceiling spotlights, radiator, UPVC double glazed velux window to the rear and doors to four bedrooms and bathroom.



#### BEDROOM TWO

201" x 15'5" (min) x 16'9" (max) (6.13m x 4.70m (min) x 5.13m (max))

Loft access, storage into the eaves either side, UPVC double glazed windows to the front and rear and two radiators.



#### BEDROOM THREE

9'4" x 16'10" (2.85m x 5.15m)

UPVC double glazed window to the front and radiator.

#### BEDROOM SIX

6'9" x 11'6" (2.06m x 3.52m)

UPVC double glazed window to the rear and radiator.

# BATHROOM/W.C.

9'3" x 8'9" (2.83m x 2.69m)

Low flush w.c., pedestal wash basin, shower cubicle with electric shower, large panelled bath, part tiled walls, UPVC double glazed frosted window to the front, radiator and tiled effect floor.

#### BEDROOM FOUR

10'4" (max)  $\times$  6'9" (min)  $\times$  17'1" (3.15m (max)  $\times$  2.08m (min)  $\times$  5.21m) UPVC double glazed window to the rear and radiator.

#### OUTSIDE

Occupying a sizable plot in a tucked away position from the main roadside and tarmcadam driveway providing ample off street parking leading to double integral garage. To one side is a low maintenance flagged garden area, lawned garden to the front, other side and rear with plants and shrubs bordering.



#### PLEASE NOTE

The property has a septic tank which holds approximately 5,000 litres of water.

# COUNCIL TAX BAND

The council tax band for this property is E.

#### LOOR 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.