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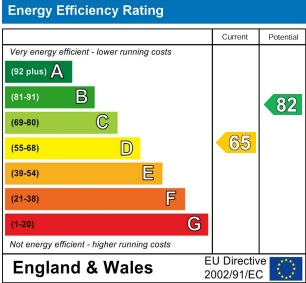


IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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



40 Stannard Well Lane, Horbury, Wakefield, WF4 6BJ

For Sale Freehold £300,000

Nestled into a cul-de-sac location in the sought after town of Horbury is this two bedroom semi detached dormer bungalow superbly presented throughout, the property benefits from ample reception space along with two good size double bedrooms, there is a conservatory extension to the rear leading out to the fully landscaped, attractive and enclosed rear garden incorporating summerhouse/work from home space.

This property is certainly not one to be missed and the accommodation briefly comprises of the entrance hall, downstairs shower room/w.c., bedroom one, living room, dining room, kitchen and conservatory. To the first floor there is access to bedroom two and a further bathroom/w.c. To the front, the garden is mainly block paved providing off road parking, planted area incorporating mature shrubs, hedging and fencing. The block paving leads down the side of the property to a set of gates, which leads to the single detached garage with electric up and over door. The rear garden cascades down in a tiered style incorporating raised decked patio area, stone paved area with access to a crawl space housing the combi boiler and the low tiers have a lawn, planted beds and leads to the outdoor shed connected to the summerhouse ideal for a bar or work from home office with power and light.

This property is sure to appeal to a range of buyers looking for a home in the Horbury area and an internal viewing is highly advised to avoid disappointment.



ACCOMMODATION

ENTRANCE HALL

Composite front entrance door with frosted glass pane leading into the entrance hall. Central heating radiator, stairs providing access to the first floor landing, doors to bedroom one, living room, dining room and downstairs shower room/w.c.

SHOWER ROOM/W.C.

5'8" x 7'2" max x 6'1" min [1.75m x 2.2m max x 1.87m min]
Frosted UPVC double glazed window to the front, chrome ladder style central heating radiator, low flush w.c., wall mounted wash basin with mixer tap, shower cubicle with electric shower head attachment and shower screen, LED mirror, extractor fan, tiling.

BEDROOM ONE

12'8" max x 9'8" min [3.87m max x 2.95m min]
UPVC double glazed window to the front, central heating radiator, coving to the ceiling, fitted wardrobes with sliding mirrored doors and spotlighting built in, storage cupboard, further set of double doors to understairs storage.



LIVING ROOM

12'7" x 14'9" max x 4'9" min [3.86m x 4.51m max x 1.47m min]
Gas fireplace with stone hearth, surround and mantle, coving to the ceiling, anthracite column style central heating radiator, set of UPVC double glazed French doors to the rear decked patio area.



DINING ROOM

10'8" x 10'7" max x 8'11" min [3.26m x 3.23m max x 2.72m min]
Set of UPVC double glazed French doors to the conservatory, opening into the kitchen, spotlighting to the ceiling, coving to the ceiling, anthracite column central heating radiator, fitted display cabinet.

KITCHEN

11'5" x 7'3" [3.48m x 2.21m]
UPVC double glazed window to the side, UPVC double glazed door providing access to the side of the property with a window built into the door itself. A range of modern wall and base units with resin work surface over, stainless steel 1.5 sink and drainer with mixer, four ring electric hob with partial glass splashback and a stainless steel extractor hood over, integrated AEG double oven and microwave, integrated Bosch washing

machine, integrated Bosch washing machine, integrated Bosch dishwasher and an integrated fridge freezer. Spotlighting to the ceiling and coving to the ceiling.



CONSERVATORY

11'1" x 11'10" [3.38m x 3.61m]
Set of UPVC double glazed French doors to the rear garden, surrounded by UPVC double glazing, central heating radiator, power, light and ceiling light with fan.



FIRST FLOOR LANDING

Doors leading to bedroom two and bathroom/w.c. Spotlights to the ceiling.

BEDROOM TWO

15'10" x 9'11" max x 4'0" min [4.83m x 3.04m max x 1.23m min]
Spotlighting to the ceiling, central heating radiator, dual aspect UPVC double glazed window to the front and rear. Fitted wardrobes.



BATHROOM/W.C.

4'11" x 8'2" max x 3'3" min [1.5m x 2.5m max x 1m min]
Frosted UPVC double glazed window to the side, chrome ladder style central heating radiator, access to the storage eaves, concealed cistern low flush w.c., ceramic wash basin built into a storage unit with mixer tap, panelled bath with mixer tap and shower head attachment. Partial tiling, spotlights to the ceiling, built in extractor fan.

OUTSIDE

To the front the garden is mainly block paved driveway providing off road parking for several vehicles running don the side of the property, the rest of the front garden has planted beds incorporating mature shrubs throughout, hedging to the front and timber fencing to either side. The block paving continues to the single detached garage with electric up and over door, power and light (measures 2.81m x 6m). The rear garden has a composite built outbuilding combining a shed with a home office, having power and light. The shed section has extractor fan and is an ideal workshop space (measuring 2.55m x 2.81m). The home office could be used for many reasons such as summerhouse or bar and has spotlighting to the ceiling, power, light and has fully tiled floor, plastered, extractor fan, UPVC double glazed window to the side and accessed via UPVC double glazed French doors (measuring 2.95m x 3.56m). The rear garden is landscaped, attractive and tiered. The upper tier incorporates a raised decked patio area perfect for outdoor dining and entertaining and looking down on the cascading garden. There is then stone paved patio area and steps leading to the lower tier, which is mainly laid to lawn. Throughout the garden there are planted beds incorporating mature trees and shrubs throughout. Towards the rear of the garden there is a tall mature hedged area of which belongs to the property. The garden is enclosed with timber fencing. Accessed from the second tier, there is a crawl space, which is access through a UPVC door and houses the Viessman combi condensing boiler.



COUNCIL TAX BAND

The council tax band for this property is C

EPC RATING

To view the full Energy Performance Certificate please call into one of our local offices.

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 Horbury office and they will be pleased to arrange a suitable appointment.