



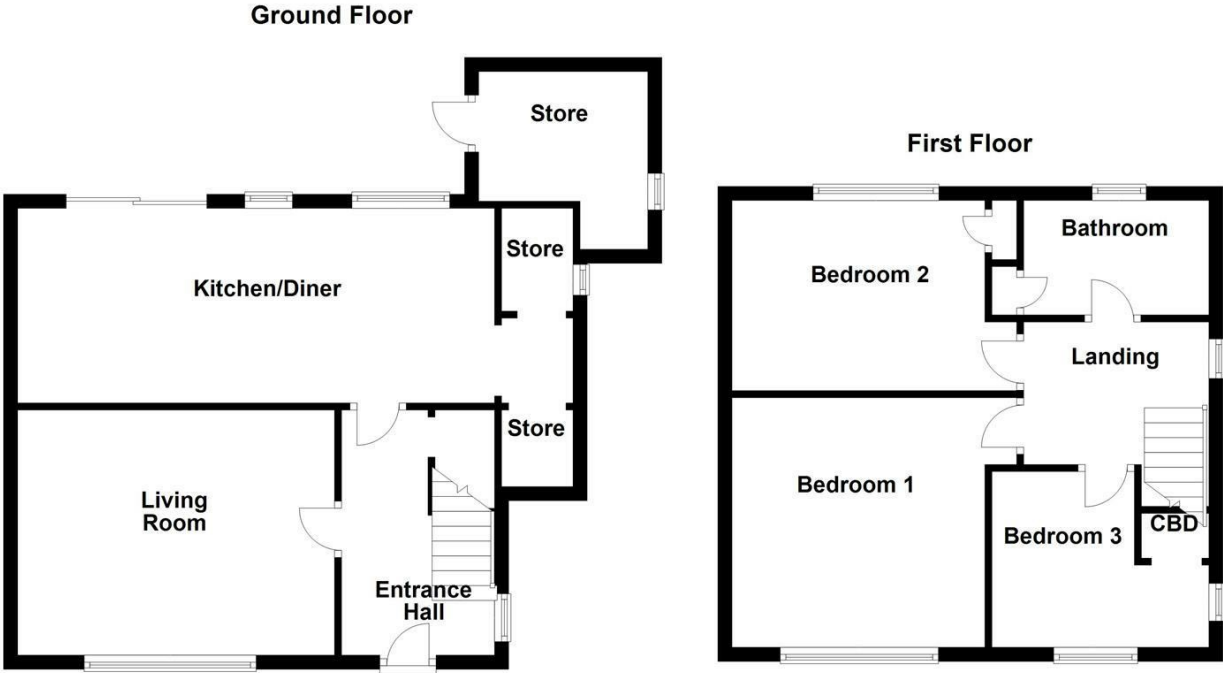
WAKEFIELD
01924 291 294

OSSETT
01924 266 555

HORBURY
01924 260 022

NORMANTON
01924 899 870

PONTEFRACT & CASTLEFORD
01977 798 844



7 John Carr Avenue, Horbury, Wakefield, WF4 6JT

For Sale Freehold £185,000

Deceptive from the main roadside and with a generous sized garden to the rear is this three bedroom semi detached home benefiting from UPVC double glazing and gas central heating.

The accommodation fully comprises entrance hall, living room, modern fitted kitchen diner, lobby with utility area and store area, first floor landing, three bedrooms [two of which are doubles] and the house bathroom/w.c. Garden area to the front and off street parking available for one vehicle, there is an exceptionally large lawned garden to the rear incorporating flagged patio area.

Situated in the popular part of Horbury, the property is well placed to local amenities including shops and schools, there are local bus routes nearby. There is good access to the motorway network.

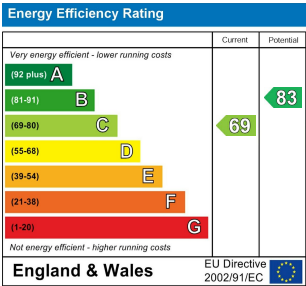
Offering potential to extend, subject to the necessary permissions, this is a fantastic home for the first time buyer, couple or family looking to gain access into the property market and a viewing comes highly recommended.

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.



ACCOMMODATION

ENTRANCE HALLWAY

UPVC entrance door, UPVC double glazed window to the side, stairs to the first floor landing, radiator, doors to the living room and kitchen diner, door to understairs storage. LVT flooring through into the kitchen/diner.

KITCHEN DINER

22'5" x 9'1" [6.84m x 2.79m]

A range of modern fitted wall and base units with laminate work surface over incorporating 1 1/2 sink and drainer, integrated oven and grill, four ring gas hob with stainless steel filter hood above, splashback tiles, drawers, space for American style fridge freezer, LVT wood flooring, two UPVC double glazed windows to the rear and sliding double glazed UPVC patio doors. Radiator. Doorway to the inner lobby.



INNER LOBBY

Has a utility area with shelves, frosted single glazed window to the side, plumbing for washing machine.

STORE

Store room area with an Ideal Logic combi max gas combi boiler (installed in Sept 22 with remaining approximately 7 warranty), consumer unit and plumbing for a w.c.

LIVING ROOM

14'8" x 11'4" [4.49m x 3.47m]

Space for feature fire with tiled hearth, UPVC double glazed window to the front and radiator.



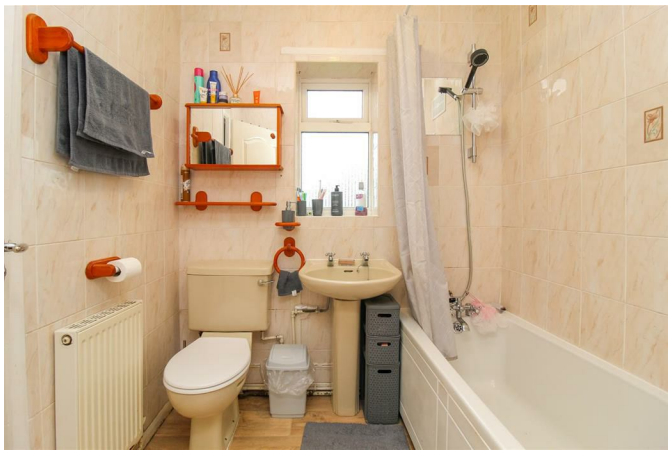
FIRST FLOOR LANDING

Doors to the bedrooms and bathroom/w.c. Loft access. UPVC double glazed window to the side.

BATHROOM/W.C.

6'5" x 5'8" [1.98m x 1.75m]

Low flush w.c., wash basin over pedestal, panelled bath with shower over, tiled walls, airing cupboard, radiator, UPVC double glazed frosted window to the rear, wood effect flooring.



BEDROOM ONE

11'5" x 13'5" max x 11'10" min [3.50m x 4.11m max x 3.63m min]

UPVC double glazed window to the front, radiator.



BEDROOM TWO

9'3" x 13'6" max [2.82m x 4.12m max]

Fitted wardrobes and units, UPVC double glazed window to the rear and radiator. Door to store cupboard.



BEDROOM THREE

8'3" x 10'4" max x 6'11" min [2.52m x 3.16m max x 2.13m min]

UPVC double glazed windows to the front and side, radiator, wardrobe space.

OUTSIDE

Garden area to the front and there is off street parking via a drop kerb for one vehicle. To the rear there is a generous sized lawned garden incorporating flagged patio area, in addition there are two detached outbuildings ideal for storage purposes. Larger shed [10" x 13"] and smaller shed [8" x 6"]



WHY SHOULD YOU LIVE HERE?

What our vendor says about their property:

"This is a lovely and quiet street with very friendly neighbours and very little traffic. The garden has almost all day sunlight during the warmer months (from 10am onwards)"

COUNCIL TAX BAND

The council tax band for this property is B

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.