



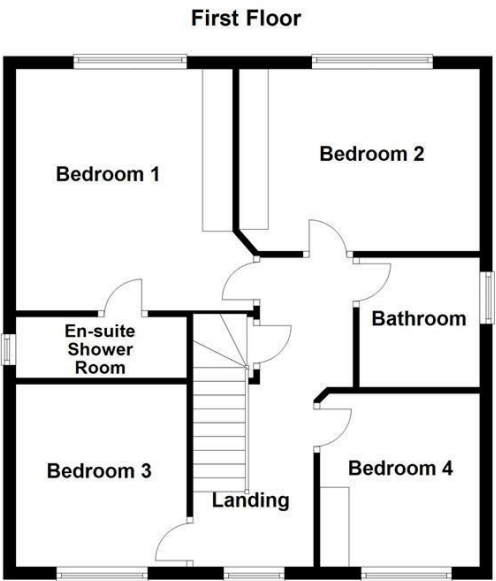
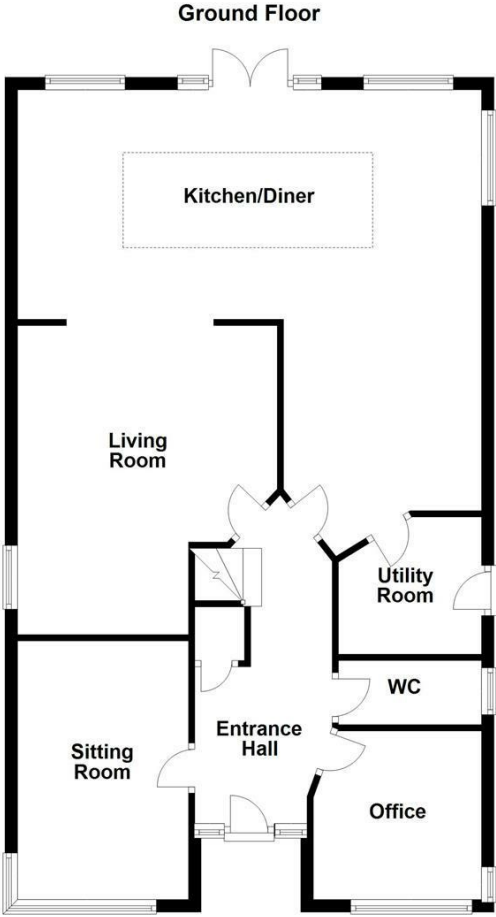
WAKEFIELD
01924 291 294

OSSETT
01924 266 555

HORBURY
01924 260 022

NORMANTON
01924 899 870

PONTEFRACT & CASTLEFORD
01977 798 844

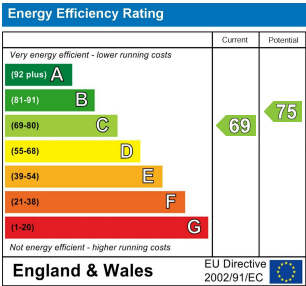


IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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



24 Laburnum Grove, Horbury, Wakefield, WF4 6HG

For Sale Freehold £550,000

Located on a generous sized plot is this a generously proportioned four bedroom detached family home located in a popular part of Horbury benefitting from ample off road parking furthered by a detached garage and enclosed beautifully landscaped rear garden.

The accommodation fully comprises of the entrance hall, office, sitting room, downstairs w.c., living room, stunning kitchen/diner with separate utility room. The first floor landing leads to four well proportioned bedrooms (principal bedroom with en suite) and main house bathroom/w.c. Outside to the front is an attractive lawned garden and large double tarmac driveway providing ample off road parking leading to the detached double garage. To the rear is an enclosed lawned garden with low maintenance wood chipped play area with built in climbing wall, planted border and corner timber decked patio area.

Horbury plays host to a range of amenities including shops and good schools with local bus routes nearby and having good access to the motorway network.

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

Front entrance door with frosted panels, stairs to the first floor landing, engineered oak floor, coving to the ceiling, central heating radiator and doors to the sitting room, office, kitchen/diner, living room and downstairs w.c. Small door to the downstairs storage cupboard.



OFFICE

8'3" x 8'11" [2.54m x 2.73m]

Timber double glazed window overlooking the front aspect, coving to the ceiling, central heating radiator and engineered oak floor.

SITTING ROOM

8'11" x 13'6" [2.72m x 4.13m]

Timer framed double glazed windows overlooking the front aspect, central heating radiator and coving to the ceiling.

W.C.

7'6" x 3'3" [2.30m x 1.01m]

Modern two piece suite comprising concealed cistern low flush w.c. and vanity wash basin with mixer tap. Tiled walls with tiled windowsill, LVT floor, chrome ladder style radiator and timber double glazed frosted window to the side aspect.

LIVING ROOM

14'3" x 15'11" [4.36m x 4.87m]

Two central heating radiator, timber double glazed window to the side aspect, living flame effect gas fire on a granite hearth with iron detailing and solid pine surround. Feature archway leading into the extended kitchen/diner.



KITCHEN/DINER

11'11" [min] x 25'2" [max] x 24'3" [3.64m [min] x 7.69m [max] x 7.40m]

Bespoke range of wall and base units with quartz work surface over and quartz upstanding above, stainless steel sink and drainer with swan neck mixer tap, integrated wine cooler, built in wine rack, integrated twin oven and grill with five ring gas hob and extractor hood above. Integrated dishwasher, pull out bin, space for an American style fridge/freezer, built in LED wall cupboard lights, LVT floor, three central heating radiators, inset spotlights, double glazed tinted 'self-cleaning' lantern roof and UPVC double glazed windows to the rear and side, as well as a set of UPVC double glazed French doors with panel window to either side. Door providing access into the utility.



UTILITY

7'6" x 7'1" [2.29m x 2.17m]

Range of wall and base units with laminate work surface over and tiled splash back, stainless steel sink and drainer with swan neck mixer tap, space and plumbing for a washing machine, central heating radiator, UPVC double glazed door to the side aspect. LVT floor, space for a dryer and matching cupboard housing the combi condensing boiler.

FIRST FLOOR LANDING

Large timber double glazed window overlooking stunning views towards Emley Mast, loft access, dado rail, central heating radiator and doors to four bedrooms, bathroom and storage cupboard with fixed shelving.

BEDROOM ONE

12'6" [max] x 9'9" [min] x 12'8" [3.83m [max] x 2.99m [min] x 3.87m]

Timber double glazed window overlooking the rear elevation, central heating radiator, fitted double wardrobe with sliding doors and door providing access to the en suite shower room.



EN SUITE SHOWER ROOM/W.C.

3'5" x 8'11" [1.06m x 2.73m]

Three piece suite comprising concealed cistern low flush w.c., larger than average shower cubicle with mixer shower and vanity wash hand basin with vanity mirror over. Fully tiled walls and LVT floor. Chrome ladder style radiator, inset spotlights, extractor fan and timber double glazed frosted window overlooking the side elevation.

BEDROOM TWO

9'9" x 10'5" [2.99m x 3.18m]

Fitted wardrobes to one wall, timber double glazed window overlooking the rear elevation and central heating radiator.

BEDROOM THREE

9'1" x 9'4" [2.77m x 2.85m]

Range of fitted furniture including bed frame, desk, double wardrobe and storage cupboards. Timber double glazed window overlooking the front elevation and central heating radiator.

BEDROOM FOUR

8'5" x 9'0" [2.58m x 2.75m]

Timber double glazed window overlooking the front elevation with stunning panoramic views, central heating radiator and built in bed frame with fitted desk, storage cupboards and fitted wardrobe.

BATHROOM/W.C.

6'5" x 6'9" [1.98m x 2.06m]

Three piece suite comprising panelled bath with mixer tap and mixer shower, low flush w.c. and pedestal wash basin with swan neck mixer tap. Central heating radiator, laminate floor, shaver socket point, timber double glazed frosted window overlooking the side elevation and extractor fan.



OUTSIDE

To the front of the property is an attractive lawned garden and large double tarmac driveway providing ample off road parking leading to the detached double garage [5.48m x 5.45m] with twin up and over door, polished concrete floor, power and light. A pathway leads to a timber gate leading into the rear garden. Within the rear garden is a lawned garden incorporating low maintenance wood chipped play area with built in climbing wall, planted border and corner timber decked patio area, surrounded by timber fencing.



COUNCIL TAX BAND

The council tax band for this property is F.

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.