



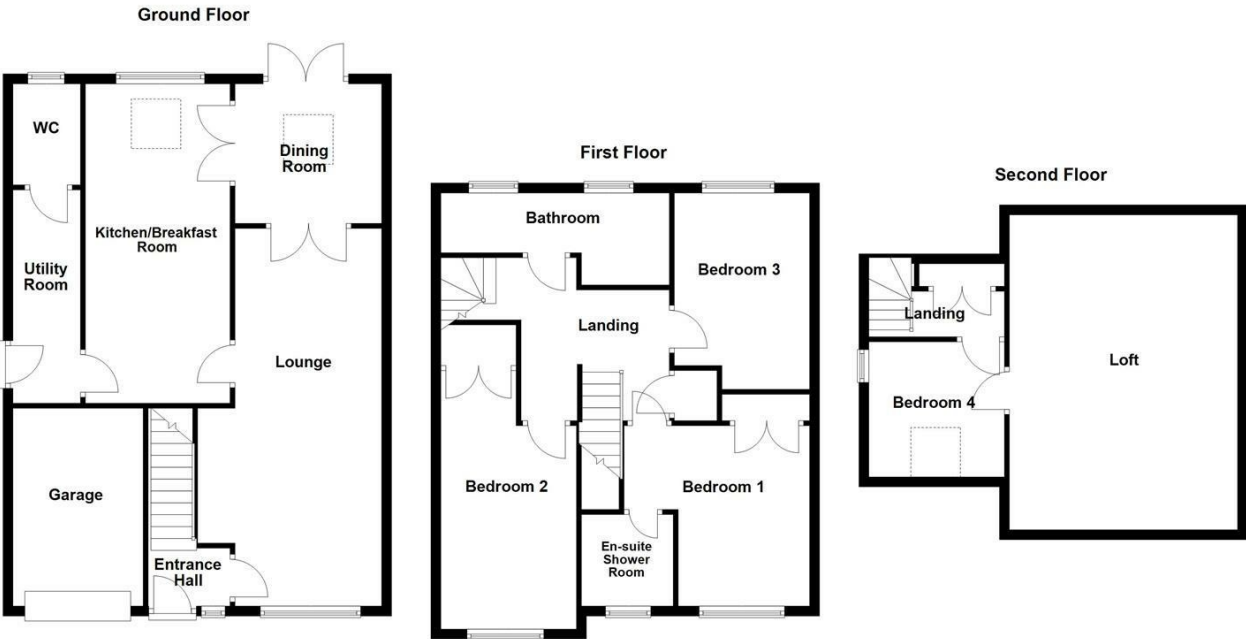
WAKEFIELD
01924 291 294

OSSETT
01924 266 555

HORBURY
01924 260 022

NORMANTON
01924 899 870

PONTEFRACT & CASTLEFORD
01977 798 844

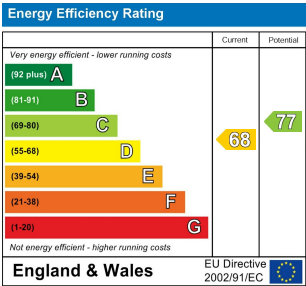


IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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



5 Osborne Avenue, Horbury, Wakefield, WF4 5QR

For Sale Freehold Offers In The Region Of £335,000

Deceptive from the front is this superbly appointed and heavily extended four bedroom semi detached home with accommodation over three levels benefitting from UPVC double glazing and gas central heating.

The accommodation fully comprises of the entrance hall, spacious lounge, extended kitchen/breakfast room, separate dining room, utility room and downstairs w.c. Stairs to the first floor lead to three double bedrooms (bedroom one with modern en suite shower room) and four piece main house bathroom/w.c. A further set of stairs lead to the second floor which in turn leads to bedroom four and loft room. Outside, lawned garden to the front and driveway providing off street parking leading to the garage. To the rear is an attractive lawned garden incorporating Indian stone terrace patio and raised timber framed patio area, ideal for outdoor entertaining purposes.

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

A fantastic home, ideal for the growing family and deserves an early viewing to fully appreciate the accommodation on offer and to avoid disappointment.



ACCOMMODATION

ENTRANCE HALL

UPVC entrance door with frosted window panel, stairs to the first floor landing, radiator and door to the spacious lounge.

LOUNGE

11'10" [max] x 9'8" [min] x 23'1" [3.61m [max] x 2.96m [min] x 7.06m]

Two radiators, UPVC double glazed window to the front, French doors into the dining room and door into the extended kitchen/breakfast room.



KITCHEN/BREAKFAST ROOM

19'2" x 9'10" [5.86m x 3.02m]

Range of solid wood wall and base units with matching work surface over incorporating ceramic sink and drainer with mixer tap and tiled splash back. Integrated fridge/freezer, integrated dishwasher, space for a feature Range cooker, island breakfast bar with granite work surface over incorporating integrated fridge, stainless steel sink and mixer tap. UPVC double glazed window to the rear, timber framed double glazed velux window to the rear, recess ceiling spotlights, travertine tiled floor, radiator and French doors into dining room. Door into the utility room.

DINING ROOM

8'1" x 9'0" [2.47m x 2.76m]

UPVC double glazed French doors to the rear garden, laminate floor, radiator, recess ceiling spotlights and timber framed double glazed velux window to the rear.



UTILITY ROOM

13'0" x 4'0" [3.97m x 1.23m]

UPVC door to the side. Work surface over base units with plumbing for a washing machine. Travertine tiled floor, radiator and door to the downstairs w.c.

W.C.

5'9" x 3'11" [1.76m x 1.21m]

Low flush w.c. and pedestal wash basin with tiled splash back. Tiled floor, UPVC double glazed frosted window to the rear, radiator and recess ceiling spotlights.

FIRST FLOOR LANDING

Doors to a storage cupboard, three bedrooms and bathroom. Stairs leading to the second floor landing.

BEDROOM ONE

11'11" [max] x 8'9" [min] x 10'7" [3.65m [max] x 2.69m [min] x 3.23m]

UPVC double glazed window to the front, radiator, fitted wardrobes, bedside cabinets and cupboards. Doors to the airing cupboard and en suite shower room.



EN SUITE SHOWER ROOM/W.C.

6'6" x 6'0" [1.99m x 1.84m]

Modern three piece suite comprising low flush w.c., walk in shower with mixer shower and vanity wash hand basin. Heated chrome towel radiator, UPVC double glazed frosted window to the front, fully tiled walls and floor with underfloor heating.

BEDROOM TWO

8'1" [max] x 5'1" [min] x 13'4" [2.48m [max] x 1.55m [min] x 4.08m]

UPVC double glazed window to the front, radiator, laminate floor and built in wardrobes.



BEDROOM THREE

8'9" [max] 10'5" [max] [2.69m [max] 3.19m [max]]

UPVC double glazed window to the rear, radiator and recess ceiling spotlights.



BATHROOM/W.C.

5'5" [max] x 3'10" [min] x 15'3" [1.66m [max] x 1.18m [min] x 4.66m]

Four piece suite comprising walk in double shower cubicle with mixer shower, twin vanity hand wash basins, low flush w.c. and panelled bath. Fully tiled walls and floor with underfloor heating. Recess ceiling spotlights, heated chrome towel radiator and UPVC double glazed windows to the rear.



SECOND FLOOR LANDING

Doors to bedroom four and loft room. Built in double wardrobe space.

BEDROOM FOUR

8'9" x 9'0" [2.69m x 2.75m]

UPVC double glazed frosted window to the side, sloping roof to one side, storage into the eaves, radiator, timber framed double glazed velux window to the front, recess ceiling spotlights and door into the loft room.



LOFT ROOM

Ideal for storage purposes.

OUTSIDE

To the front is a lawned garden and driveway providing off street parking leading to the garage with up and over door. To the rear is an attractive lawned garden incorporating Indian stone terrace patio area and raised timber decked patio are.



COUNCIL TAX BAND

The council tax band for this property is C.

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.