



WAKEFIELD  
01924 291 294

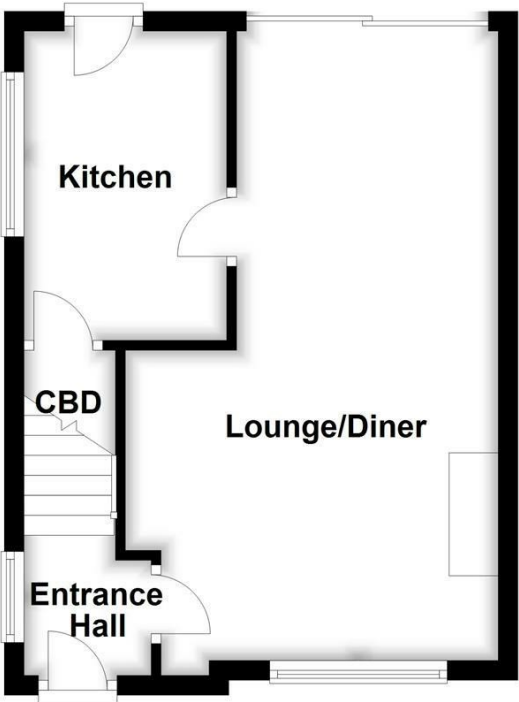
OSSETT  
01924 266 555

HORBURY  
01924 260 022

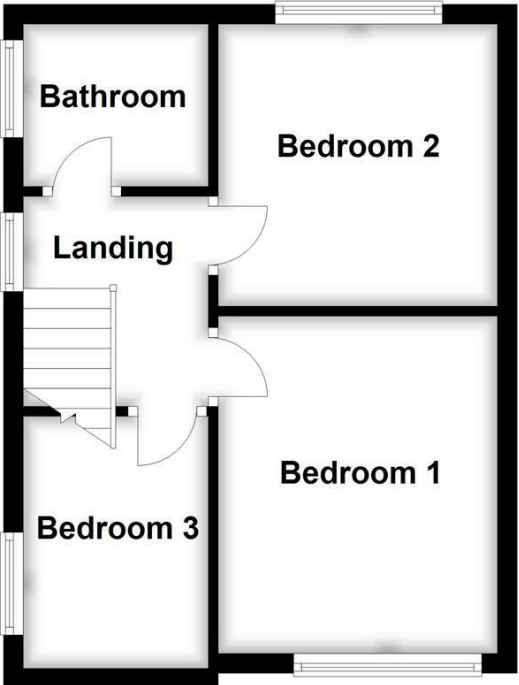
NORMANTON  
01924 899 870

PONTEFRACT & CASTLEFORD  
01977 798 844

Ground Floor



First Floor

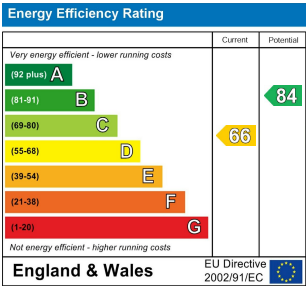


**IMPORTANT NOTE TO PURCHASERS**  
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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



**41 Hall Cliffe Crescent, Horbury, WF4 6DG**  
**For Sale Freehold £215,000**

Located on Hall Cliffe Crescent, only a short distance from the town of Horbury is this delightful semi detached house with three bedrooms, off road parking for three cars, a landscaped rear garden and spacious lounge diner.

The accommodation, which benefits from UPVC double glazing and gas central heating fully comprises entrance hall, lounge diner with patio doors to the rear garden, kitchen with integrated appliances, first floor landing, three bedrooms and modern house bathroom/w.c. Outside, double cast iron gates open onto the pebbled driveway providing off road parking, a low maintenance front garden with bushes and trees, whilst the rear landscaped lawned garden has a paved patio area ideal for al-fresco dining having open aspect beyond.

Within walking distance to the local amenities, schools and restaurants that Horbury has to offer. For the commuter local bus routes travel to and from Wakefield and Ossett on a regular basis. The M1 motorway is only a short distance away ideal for those looking to travel further afield.

An early viewing is highly recommended.





ACCOMMODATION

ENTRANCE HALL

Composite front entrance door, UPVC double glazed window to the side, stairs to the first floor landing, central heating radiator and a door into the lounge diner.

LOUNGE DINER

21'1" x 12'5" max x 8'9" min [6.44m x 3.81m max x 2.68m min]  
Living flame effect gas fire [currently disconnected] on a marble hearth with matching interior within a wooden decorative surround, UPVC double glazed sliding doors into the rear garden, central heating radiator, UPVC double glazed window to the front, door into the kitchen.



KITCHEN

6'8" x 10'10" [2.04m x 3.32m]  
UPVC double glazed window to the side, composite rear entrance door, a range of wall and base units with laminate work surface over

and tiled splashback. Stainless steel sink and drainer with mixer tap, integrated Lamona dishwasher, integrated Lamona washing machine, integrated oven and grill with four ring electric hob with cooker hood over, central heating radiator, door into the understairs storage cupboard, integrated fridge.



FIRST FLOOR LANDING

UPVC double glazed window to the side elevation, doors leading to the bedrooms and the house bathroom/w.c.

HOUSE BATHROOM/W.C.

5'5" x 6'1" [1.66m x 1.86m]  
P-shaped panelled bath with curved shower screen, chrome mixer tap and mixer shower over. Low flush w.c. and pedestal wash basin with mixer tap. Tiled walls, central heating radiator, UPVC double glazed frosted window to the side, inset spotlights to the ceiling, extractor fan to the ceiling.



BEDROOM ONE

9'4" x 11'5" [2.85m x 3.50m]  
UPVC double glazed window to the front, central heating radiator.



BEDROOM TWO

9'4" x 9'5" [2.86m x 2.88m]  
UPVC double glazed window to the rear elevation, central heating radiator.



BEDROOM THREE

9'1" x 6'3" [2.77m x 1.92m]  
UPVC double glazed window to the side elevation, central heating radiator and loft access.

OUTSIDE

To the front of the property there are double cast iron gates providing access onto a pebbled driveway providing off road parking for at least three cars. Low maintenance pebbled front

garden with bushes and mature trees. Timber panelled fence surrounds. The pebbled driveway continues to the side of the property and leads to the timber gate access. The rear garden has a paved patio area overlooking the landscaped lawn with superb manicured planted borders with bushes, plants and trees boasting a sheltered wildlife friendly environment. Timber gate into a chicken coop with fenced surrounds. Two timber garden sheds, external tap and external power sockets.



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.