

**WAKEFIELD**  
01924 291 294

**OSSETT**  
01924 266 555

**HORBURY**  
01924 260 022

**NORMANTON**  
01924 899 870

**PONTEFRACT & CASTLEFORD**  
01977 798 844



## 14 Bittern Croft, Horbury, Wakefield, WF4 5PD

**For Sale Freehold £225,000**

Nestled in a sought after modern development is this superbly presented three bedroom semi detached property benefitting from modern fitted kitchen and bathroom, one off road parking space and an enclosed rear garden.

The accommodation briefly comprises of the entrance hall, downstairs w.c., living room and modern kitchen/diner. The first floor landing leads to three bedrooms and modern house bathroom/w.c. Outside to the front is a low maintenance garden with pathway to the front door and shared driveway leading to one off road parking space. To the rear is a lawned garden incorporating mature tree, paved patio area, ideal for outdoor dining and entertaining, fully enclosed by timber fencing.

The property is located in the sought after area of Horbury Bridge, close to local amenities and schools and with main bus routes running to and from Wakefield city centre. The M1 motorway is only a short distance away making centres such as Leeds accessible on a daily basis by car.

Only a full internal inspection will reveal all that's on offer at this quality home and an early viewing comes highly recommended to avoid disappointment.

### 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,

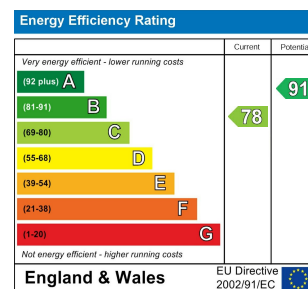
Pontefract & Castleford office 01977 798844

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.



Zoopla.co.uk rightmove

aria | propertymark PROTECTED

naeo | propertymark PROTECTED

The Property Umbudsman

APPROVED CODE

**OPEN 7 DAYS A WEEK | RICHARDKENDALL.CO.UK**





## ACCOMMODATION

### ENTRANCE HALL

Entrance door, central heating radiator, stairs to the first floor landing, doors to the downstairs w.c. and living room.

### W.C.

4'10" x 2'10" [1.48m x 0.88m]

UPVC double glazed frosted window to the front, central heating radiator, low flush w.c., pedestal wash basin with mixer tap and tiled splash back.

### LIVING ROOM

13'6" x 11'7" [max] x 11'1" [min] [4.12m x 3.54m [max] x 3.38m [min]]

UPVC double glazed window to the front, central heating radiator and door through to the kitchen/diner.



### KITCHEN/DINER

14'9" x 8'4" [4.5m x 2.55m]

Range of modern wall and base units with laminate work surface over, stainless steel sink and drainer with mixer tap and tiled splash back, integrated oven, four ring gas hob with extractor hood, space and plumbing for a washing machine, dishwasher and space for a fridge/freezer. Access to an understairs storage cupboard, central heating radiator, tiled floor, UPVC double glazed window and French doors to the rear.



### FIRST FLOOR LANDING

Loft access to the boarded loft, overstairs storage cupboard and doors to three bedrooms and the house bathroom.

### BEDROOM ONE

8'1" x 11'10" [2.48m x 3.63m]

UPVC double glazed window to the front and central heating radiator.



### BEDROOM TWO

10'1" x 8'1" [max] x 7'7" [min] [3.08m x 2.48m [max] x 2.33m [min]]

UPVC double glazed window to the rear and central heating radiator.



### BEDROOM THREE

6'9" x 6'9" [2.08m x 2.08m]

UPVC double glazed window to the rear and central heating radiator.

### BATHROOM/W.C.

6'2" x 6'3" [1.89m x 1.92m]

Three piece suite comprising low flush w.c., pedestal wash basin with mixer tap and tiled splash back, panelled bath with mixer tap and shower attachment. UPVC double glazed frosted window to the front, central heating radiator and extractor fan.



## OUTSIDE

To the front there is a low maintenance slate garden with paved pathway to the front door and shared driveway leading to a tarmacadam parking space for one vehicle. To the rear is a lawned garden incorporating mature tree, paved patio area, ideal for outdoor dining and entertaining, fully enclosed by timber fencing.



## COUNCIL TAX BAND

The council tax band for this property is B.

## 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.