



WAKEFIELD
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OSSETT
01924 266 555

HORBURY
01924 260 022

NORMANTON
01924 899 870

PONTEFRACT & CASTLEFORD
01977 798 844

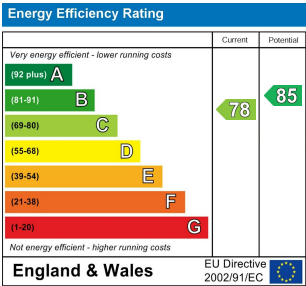


IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements 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 Bracken Hill View, Horbury, Wakefield, WF4 6FD

For Sale Freehold £500,000

Situated on this sought after modern development is this five bedroom detached family home with spacious accommodation spanning over three floors benefitting from two en suites, ample off road parking and good sized enclosed rear garden.

The property briefly comprises of the entrance hall, living room, dining room, kitchen/breakfast room with separate utility, downstairs w.c. The first floor landing leads to four bedrooms (bedroom two with en suite shower facilities) and the house bathroom/w.c. A further hallway provides access to the principal bedroom located on the second floor with dressing room, walk in wardrobe and en suite shower room/w.c. Outside to the front is a lawned garden with paved pathway and tarmacadam driveway providing off road parking for two vehicles leading to the garage. To the rear is a spacious lawned garden with paved patio area, perfect for al fresco dining, enclosed by walls and timber fencing.

Enjoying a tucked away position in Horbury, the property is well placed for access to local amenities including shops, schools, bus routes nearby and good access to the motorway network for those wishing to commute further afield.

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



ACCOMMODATION

ENTRANCE HALL

UPVC double glazed frosted entrance door, stairs to the first floor landing with understairs storage cupboard, central heating radiator and doors to the living room, kitchen/breakfast room and downstairs w.c.

LIVING ROOM

19'10" x 11'6" (max) x 3'4" (min) [6.05m x 3.51m (max) x 1.04m (min)]
UPVC double glazed bay window to the front, two central heating radiators, set of double doors to the dining room and gas fireplace with marble hearth, surround and wooden mantle.



DINING ROOM

10'11" x 11'5" [3.34m x 3.49m]
Set of UPVC double glazed French doors to the rear, central heating radiator and door through to the kitchen/breakfast room.



KITCHEN/BREAKFAST ROOM

14'7" x 14'9" (max) x 9'4" (4.47m x 4.52m (max) x 2.85m)
Range of modern wall and base units with laminate work surface over, 1 1/2 stainless steel sink and drainer with mixer tap and tiled splash back. Four ring gas hob with stainless steel extractor hood, integrated double oven, space and plumbing for a dishwasher and space for a fridge/freezer. Door through to the utility, set of UPVC double glazed French doors and window to the rear. Central heating radiator, spotlights to the ceiling and door back to the entrance hall.

UTILITY

6'0" x 5'2" [1.85m x 1.58m]
Range of wall and base units with laminate work surface over, stainless steel sink and drainer, tiled splash back, space and plumbing for a washing machine and tumble dryer. UPVC double glazed side door, central heating radiator and extractor fan.

W.C.

3'0" x 7'11" [0.93m x 2.43m]
UPVC double glazed frosted window to the side, extractor fan, central

heating radiator, low flush w.c., pedestal wash basin with mixer tap and tiled splash back.

GARAGE

8'0" x 16'1" [2.45m x 4.91m]
Manual up and over door, power and light. The Ideal combi boiler is housed in here.

FIRST FLOOR LANDING

Central heating radiator, doors to four bedrooms, the house bathroom and storage cupboard. Further hallway with stairs providing access to the second floor.

BEDROOM TWO

11'8" x 14'2" (max) x 11'7" (min) [3.56m x 4.33m (max) x 3.55m (min)]
UPVC double glazed windows to the front, central heating radiator and door to the en suite shower room.



EN SUITE SHOWER ROOM/W.C.

8'7" x 5'9" (max) x 3'3" (min) [2.63m x 1.76m (max) x 1.01m (min)]
UPVC double glazed frosted window to the side, extractor fan, central heating radiator, spotlights to the ceiling, low flush w.c., pedestal wash basin with mixer tap and tiled splash back, shower cubicle with shower head attachment and glass shower screen.

BEDROOM THREE

8'4" x 11'9" [2.56m x 3.59m]
UPVC double glazed window to the front and central heating radiator.

BEDROOM FOUR

11'5" x 10'2" (max) x 8'7" (min) [3.49m x 3.1m (max) x 2.63m (min)]
UPVC double glazed window to the rear and central heating radiator.

BEDROOM FIVE

9'6" x 8'4" [2.9m x 2.55m]
UPVC double glazed window to the rear and central heating radiator.

BATHROOM/W.C.

7'6" x 5'5" [2.29m x 1.67m]
UPVC double glazed frosted window to the rear, extractor fan, spotlights to the ceiling, central heating radiator, spotlights to the ceiling, low flush w.c., pedestal wash basin with mixer tap, panelled bath with mixer tap and partially tiled.



SECOND FLOOR LANDING

Access to bedroom one.

BEDROOM ONE

Five velux skylights, central heating radiator and door to the dressing area.



DRESSING ROOM

9'6" x 6'8" (max) x 2'7" (min) [2.91m x 2.04m (max) x 0.81m (min)]
Loft access and doors to the walk in wardrobe and en suite shower room.

WALK IN WARDROBE

4'7" x 7'0" [1.41m x 2.15m]
Central heating radiator and door to a storage area.

EN SUITE SHOWER ROOM/W.C.

8'9" x 6'10" (max) x 4'4" (min) [2.68m x 2.09m (max) x 1.34m (min)]
Two velux skylights, central heating radiator, low flush w.c., pedestal wash basin with mixer tap and tiled splash back. Shower cubicle with shower head attachment and glass shower screen, spotlights to the ceiling and extractor fan.

OUTSIDE

To the front of the property is a lawned garden with paved pathway to the front door and tarmacadam driveway providing off road parking for two vehicles leading to the single garage. To the rear is a good sized lawned garden incorporating paved patio area, perfect for outdoor dining and entertaining, fully enclosed by timber fencing and walls.



PLEASE NOTE

The vendors advise us that there a management charge for maintaining the green areas. This approx. £126 per year.

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.