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 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.



<b>WAKEFIELD</b> 01924 291 294	<b>OSSETT</b> 01924 266 555	<b>HORBURY</b> 01924 260 022
<b>NORMANTON</b> 01924 899 870	<b>PONTEFRACT &amp; CASTLEFORD</b> 01977 798 844	



## 65 North Avenue, Horbury, Wakefield, WF4 5JS

### For Sale Freehold Offers In The Region Of £200,000

Nestled in a cul-de-sac location is this three bedroom semi detached property benefitting from well proportioned accommodation including conservatory extension and gardens to the front and rear.

The accommodation briefly comprises of the entrance porch leading into the entrance hall, kitchen/diner, hallway leading to the downstairs w.c., living room and conservatory. The first floor landing leads to three bedrooms (main bedroom with en suite shower room) and house bathroom/w.c. Outside to the front is a garden with planted features and driveway providing off road parking for two vehicles leading to the single garage. Whilst to the rear is a tiered garden with artificial lawn and paved patio areas.

Located in this popular part of Horbury the property is well placed to local amenities including shops and schools, local bus routes are nearby and there is 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 PORCH

9'3" x 3'7" [2.83m x 1.1m]

UPVC double glazed entrance door and surrounded by UPVC double glazed windows. Further door leading into the entrance hall.

ENTRANCE HALL

3'11" x 12'2" [1.2m x 3.72m]

Central heating radiator, dado rail, stairs to the first floor landing with stair lift and door to the kitchen/diner.

KITCHEN/DINER

13'5" x 12'1" [max] x 5'4" [min] [4.1m x 3.7m [max] x 1.65m [min]]

Range of wall and base units with laminate work surface over, 1 1/2 stainless steel sink and drainer with mixer tap and tiled splash back. Integrated oven with four ring electric hob and extractor hood. Space and plumbing for a washing machine, integrated fridge/freezer and UPVC double glazed window looking into conservatory. Doors to the rear hallway and living room. Central heating radiator and access to an understairs storage cupboard.



HALLWAY

UPVC double glazed frosted rear door and folding door to the downstairs w.c.

W.C.

4'5" x 2'10" [1.35m x 0.87m]

UPVC double glazed window to the side and low flush w.c.

LIVING ROOM

17'11" x 10'9" [max] x 9'4" [min] [5.47m x 3.3m [max] x 2.85m [min]]

UPVC double glazed bow window to the front, set of UPVC double glazed sliding doors to the conservatory, central heating radiator, coving to the ceiling, ceiling rose and decorative fireplace with brick surround, brick hearth and wooden mantle.



CONSERVATORY

11'9" x 15'4" [max] x 9'6" [min] [3.6m x 4.68m [max] x 2.9m [min]]

Surrounded by UPVC double glazed windows with a set of French doors to the rear garden, central heating radiator and vaulted skylight.



FIRST FLOOR LANDING

UPVC double glazed window to the side, loft access, dado rail and doors to three bedrooms and house bathroom.

BEDROOM ONE

10'5" x 11'3" [max] x 10'0" [min] [3.19m x 3.44m [max] x 3.07m [min]]

UPVC double glazed window to the rear, central heating radiator, an opening through to the en suite shower room.



EN SUITE SHOWER ROOM/W.C.

7'0" x 2'7" [2.15m x 0.81m]

Two piece suite comprising wash basin and shower cubicle with electric shower and shower screen.

BEDROOM TWO

11'7" x 7'2" [max] x 4'7" [min] [3.55m x 2.2m [max] x 1.42m [min]]

UPVC double glazed window to the front, central heating radiator, fitted wardrobes and storage cupboard housing the combi boiler.



BEDROOM THREE

7'1" x 9'2" [2.18m x 2.8m]

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

BATHROOM/W.C.

9'1" x 7'2" [max] x 3'2" [min] [2.78m x 2.2m [max] x 0.97m [min]]

Three piece suite comprising low flush w.c., pedestal wash basin and panelled bath with mixer tap and electric shower. Chrome ladder style radiator, UPVC double glazed frosted window to the front, coving to the ceiling and storage cupboard.



OUTSIDE

To the front of the property the garden has planted features incorporating pebbled beds, mature trees and shrubs. There is a driveway providing off parking leading to the single attached garage [4.55m x 2.83m max x 2.1m min] with up and over door, power and light. To the rear is an artificial lawned garden with paved patio area, perfect for outdoor dining and entertaining, fully enclosed by timber fencing with rear gate leading to recreational fields.



COUNCIL TAX BAND

The council tax band for this property is A.

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.

SOLAR PANELS OWNED

The property benefits from a system of solar panels which we are advised are owned outright and not subject to a lease agreement.