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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.



WAKEFIELD 01924 291 294	OSSETT 01924 266 555	HORBURY 01924 260 022
NORMANTON 01924 899 870	PONTEFRACT & CASTLEFORD 01977 798 844	



2 Westfield Court, Horbury, Wakefield, WF4 6EU

For Sale Freehold £575,000

Ideally situated between Ossett and Horbury, this extended and superbly presented six bedroom detached home offers spacious accommodation including a ground floor bedroom with an accessible wet room, making it ideal for multi generational living or those with mobility needs.

With CCTV externally, the property briefly comprises of the entrance hall, open plan lounge/dining room, garden room, modern fitted kitchen, downstairs w.c., downstairs bedroom with wet room. The first floor landing leads to five further bedrooms (main bedroom with walk in wardrobe and en suite shower facilities) and house bathroom. Externally there is driveway parking to the front of the property with ample space for four vehicles and low maintenance garden and patio to the side and rear.

The property is ideally placed for all local shops and amenities that both Ossett and Horbury have to offer including local schools.

The property is presented to a high standard throughout and ready to move into. A viewing comes highly recommended, this property would make a fantastic family home.



ACCOMMODATION

ENTRANCE HALL

Composite front entrance door, chrome style floor to ceiling radiator, Karndeian flooring, doors to the bedroom, lounge/dining room, kitchen and downstairs w.c. Hand crafted understairs coat cupboard and shoe storage.

LOUNGE/DINING ROOM

6'2" x 11'1" (1.9m x 3.40m)
UPVC double glazed window to the front elevation, two central heating radiators, karndeian flooring and double doors with window panes to either side leading to the garden room.



GARDEN ROOM

7'10" x 9'3" (2.39m x 2.82m)
UPVC double glazed windows with French doors leading to the rear garden and herringbone karndeian flooring.



KITCHEN

18'3" x 10'2" (max) (5.58m x 3.1m (max))
Range of modern wall and base units with integrated oven, integrated microwave and plate warming drawer, five ring induction hob with cooker hood and fan. Sink and drainer unit with mixer tap, full size units with integrated double fridge and separate freezer. Integrated dishwasher. Spotlights, UPVC double glazed windows to the rear elevation and UPVC side door.

W.C.

4'8" x 2'5" (1.43m x 0.74m)
Low flush w.c.

BEDROOM SIX

11'1" x 10'2" (3.38m x 3.12m)
UPVC double glazed window to the front elevation, French doors out to the garden, wood flooring and an opening through to the wet room.

WET ROOM/W.C.

6'0" x 10'2" (1.83m x 3.10m)
Three piece suite comprising space for a bath or shower, wash hand basin with mixer tap and low flush w.c. Chrome style ladder radiator and spotlights.

FIRST FLOOR LANDING

Doors to five bedrooms.

BEDROOM ONE

10'1" x 9'10" (3.09m x 3.01m)
UPVC double glazed window to the front elevation, central heating radiator and an opening to the walk in wardrobe.



WALK IN WARDROBE

6'5" x 6'6" (1.96m x 2.0m)
Storage either side with space for wardrobes or drawers. Sliding door through to the en suite shower room.

EN SUITE SHOWER ROOM/W.C.

6'10" x 3'7" (2.10m x 1.10m)
Three piece suite comprising corner shower cubicle with wall mounted shower, wash hand basin with mixer tap and low flush w.c. UPVC double glazed frosted window to the side elevation and chrome style ladder radiator.



BEDROOM TWO

9'8" x 10'1" (2.97m x 3.09m)
UPVC double glazed window to the front elevation and central heating radiator.



BEDROOM THREE

8'7" x 9'10" (2.63m x 3.01m)
UPVC double glazed window to the rear elevation and central heating radiator.

BEDROOM FOUR

10'1" x 7'5" (3.09m x 2.28m)
UPVC double glazed window to the rear elevation and central heating radiator.

BEDROOM FIVE

7'1" x 7'0" (2.16m x 2.14m)
UPVC double glazed window to the front elevation and central heating radiator.

BATHROOM/W.C.

9'0" x 6'11" (2.75m x 2.12m)
Larger than average white three piece suite comprising wall mounted shower over the bath, wash hand basin and low flush w.c. UPVC double glazed frosted window to the rear elevation, chrome style ladder radiator and spotlights.



OUTSIDE

To the front the property is driveway parking for four vehicles. To the rear is a low maintenance artificial lawned garden with bush and shrubbery border with fruit trees, timber shed, summerhouse with shed leading to a side patio seating area with pergola. There is secure gated side entry providing off road parking if required.



PLEASE NOTE

Since the EPC was carried out there have been solar panels and LED lighting fitted.

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.

COUNCIL TAX BAND

The council tax band for this property is D.

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.