



WAKEFIELD
01924 291 294

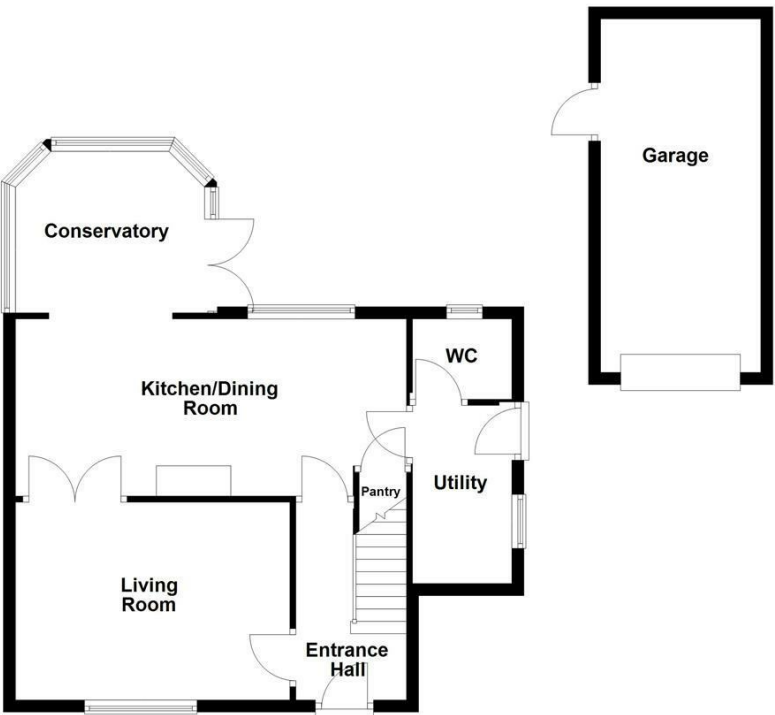
OSSETT
01924 266 555

HORBURY
01924 260 022

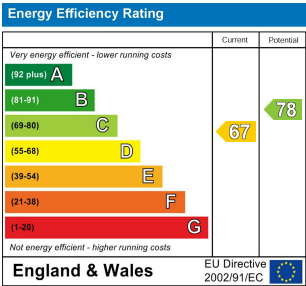
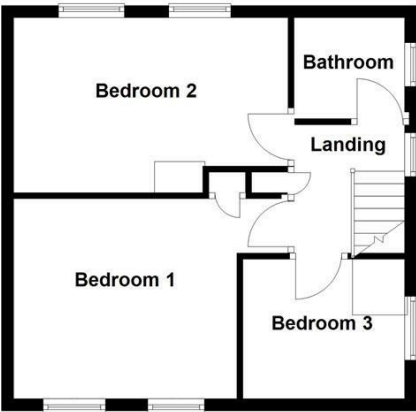
NORMANTON
01924 899 870

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.



22 California Drive, Horbury, Wakefield, WF4 5JW
For Sale Freehold £310,000

A three bedroom semi detached property, benefitting from well proportioned accommodation throughout as well as ample off road parking and a good sized enclosed rear garden, ideal for pets and children, this is certainly not a property to be missed.

The property briefly comprises of a entrance hall, living room, kitchen dining room, conservatory, utility and downstairs W.C.. To the first floor of the property there is doors to three bedrooms and the house bathroom. To the front of the property there is a paved driveway providing off road parking for three vehicles and also leads down the side of the property and to the front entrance door. To the rear of the property there is a single detached garage with an electric up and over door and a tiered garden with paved patio areas, pebbled areas and lawned areas, perfect for outdoor dining and entertaining.

Situated in the sought after town of Horbury, the property is well placed to local amenities including shops and schools with local bus routes nearby and good access to the local network and the city centre of Wakefield.

A fantastic home ideal for the growing family and deserves an early viewing to fully appreciate and to avoid any level of disappointment.



ACCOMMODATION

ENTRANCE HALL

Composite front entrance door into entrance hall. Stairs to first floor landing, doors to living room and kitchen dining room. Central heating radiator.

LIVING ROOM

10'9" x 14'11" [3.3m x 4.55m]

UPVC double glazed window to the front with built in shutters, set of double doors to the kitchen dining room. Multifuel burning stove with stone hearth and wooden mantle, central heating radiator, coving to the ceiling.



KITCHEN DINING ROOM

21'2" x 9'7" [max] x 8'0" [min] [6.47m x 2.93m [max] x 2.46m [min]]

UPVC double glazed window to the rear, central heating

radiator, spotlighting and coving to the ceiling. Opening to the conservatory, door into pantry, door into utility, door to entrance hall. A range of modern wall and base units with laminate worksurface over, stainless steel 1 1/2 sink and drainer with mixer tap, tiled splashback, five ring gas hob with extractor hood above. integrated oven, integrated dishwasher, integrated fridge freezer.

CONSERVATORY

8'9" x 10'3" [max] x 7'10" [min] [2.67m x 3.13m [max] x 2.4m [min]]

Surrounded by UPVC double glazed windows with a set of UPVC double glazed French doors to the rear garden. Wall mounted electric heater, vaulted glass temperature controlled skylight.



UTILITY

10'2" x 5'2" [3.1m x 1.6m]

Composite side door with frosted glass pane, frosted UPVC double glazed window to the side, door to downstairs W.C., laminate worksurface over and space and plumbing for washing machine/tumble dryer.

DOWNSTAIRS W.C.

5'4" x 5'2" [max] x 3'5" [min] [1.64m x 1.6m [max] x 1.05m [min]]

Frosted UPVC double glazed window to the rear, storage cupboard. Low flush W.C., pedestal wash basin with tiled splashback.

FIRST FLOOR LANDING

Loft access used as storage with a pull down ladder. Frosted UPVC double glazed window to the side, storage cupboard, doors to three bedrooms and the house bathroom.

BEDROOM ONE

10'9" x 14'6" [max] x 12'2" [min] [3.3m x 4.43m [max] x 3.71m [min]]

Two UPVC double glazed window to the front with built in shutters, central heating radiator, coving to the ceiling, built in storage cupboard.



BEDROOM TWO

14'6" x 9'8" [max] x 8'2" [min] [4.43m x 2.96m [max] x 2.5m [min]]

Two UPVC double glazed windows to the rear, central heating radiator, coving to the ceiling.

BEDROOM THREE

8'8" x 7'10" [max] x 6'0" [min] [2.66m x 2.4m [max] x 1.85m [min]]

UPVC double glazed window to the side, fitted storage which is ideal for storage space, central heating radiator.

BATHROOM

5'5" x 6'4" [1.67m x 1.95m]

Frosted UPVC double glazed window to the side, central heating radiator, extractor fan, full tiling. Low flush W.C., pedestal wash basin, panelled bath and mains fed showerhead attachment with glass shower screen.



OUTSIDE

To the front of the property is a low maintenance front garden of which is mainly block paved driveway, providing off road parking for three vehicles. The driveway runs to the front door and down the side of the property to a single detached garage [5.86m x 2.65m] with an electric up and over door with power and light internally. The rear garden is larger than average and tiered and incorporates paved patio areas, perfect for outdoor dining and entertaining purposes, pebbled areas and lawned areas. There is a planted boarder with mature shrubs throughout, space for two garden sheds/summerhouses and the garden itself is fully enclosed by timber fencing, making it ideal for pets and children. Also to the rear there is hot and cold plumbing taps.



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.

EPC RATING

To view the full Energy Performance Certificate please call into one of our local offices.

VIEWINGS

To view please contact our Ossett office and they will be pleased to arrange a suitable appointment.