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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	



Macriska, Victoria Court Southwell Lane, Horbury, Wakefield, WF4 5BN

For Sale Freehold Offers In The Region Of £400,000

This two bedroom detached bungalow sits on a substantial plot within walking distance of Horbury. It has a block paved frontage, which extends to the side of the property, together with an integral single garage and gardens to three sides.

The property comprises an entrance hall, dining room, two bedrooms (with bedroom one having an en suite shower room), shower room with separate w.c., kitchen/diner with utility room and a living room. Outside to the front of the property, there is a block paved frontage which extends to the side of the property and an integral single garage. To the right hand side there is a paved pathway leading past a small lawned side garden. The paved pathway continues to the rear to the main garden area, which is also accessed from the living room. This has a paved patio area, perfect for entertaining and dining purposes and an attractive lawned garden, which has raised planted borders and is surrounded by solid stone walls. A cast iron gate provides access to the front of the property via a Yorkshire stone pathway.

The property is situated in this enviable area on the fringe of Horbury within easy reach of a good range of local shops, schools and entertainment facilities. A broader range of amenities are available in the nearby city centre of Wakefield and the national motorway network is readily accessible.

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 HALL

5'10" x 8'9" [1.80m x 2.68m]

Front entrance door with frosted window panels to either side. Coving to the ceiling, central heating radiator and solid wooden door providing access into the large dining room.

DINING ROOM

13'10" x 15'5" [4.23m x 4.72m]

Two central heating radiators, coving to the ceiling, double French doors leading into the living room with timber single glazed frosted windows to either side. Doors providing access to two bedrooms, integral single garage, shower room and kitchen/diner.

BEDROOM ONE

15'6" [max] x 11'10" [min] x 12'11" [4.74m [max] x 3.61m [min] x 3.95m]

Range of fitted wardrobes, fitted dressing table and fitted bedside cabinets with storage cupboards above. Coving to the ceiling, UPVC double glazed window overlooking the side aspect and central heating radiator. Door providing access to the en suite shower room.



EN SUITE SHOWER ROOM/W.C.

6'8" x 6'0" [2.05m x 1.83m]

Three piece suite comprising pedestal wash basin with two taps, low flush w.c. and larger than average shower cubicle with glass sliding door and mixer shower within. Chrome ladder style radiator, fully tiled walls and floor. Inset spotlights to the ceiling, extractor fan, wall mounted shaver socket point and UPVC double glazed frosted window overlooking the rear aspect.

BEDROOM TWO

7'5" [min] x 10'11" [max] x 11'4" [2.27m [min] x 3.35m [max] x 3.46m]

UPVC double glazed window overlooking the front aspect, coving to the ceiling, central heating radiator and fitted double wardrobe and fixed shelving to the walls.



SHOWER ROOM

6'1" x 5'2" [1.86m x 1.60m]

A door into the separate w.c. and door into the shower room. UPVC double glazed frosted window overlooking the rear aspect,

enclosed shower cubicle with mixer shower, pedestal wash basin with two taps, central heating radiator, inset spotlights to the ceiling, fully tiled walls and floor.



W.C.

5'2" x 2'7" [1.59m x 0.81m]

Low flush w.c., part tiled walls, fully tiled floor, spotlights to the ceiling and extractor fan.

KITCHEN/DINER

12'7" x 14'7" [3.84m x 4.45m]

Range of wall and base units with laminate work surface over and laminate upstanding above, stainless steel sink and drainer with two taps, built in wine rack, integrated oven and grill with four ceramic hobs, stainless steel splash back and cooker hood over. Space for a fridge/freezer, integrated dishwasher, central heating radiator and door providing access into the utility room. UPVC double glazed window overlooking the main garden, coving to the ceiling and inset spotlights to the ceiling,



UTILITY ROOM

6'5" x 9'1" [1.96m x 2.78m]

Space and plumbing for a washing machine, space for a dryer, loft access, fixed shelving to the walls, UPVC double glazed window and door to the rear. Door providing access into the built in airing cupboard with fixed shelving above.

LIVING ROOM

12'7" x 16'2" [3.85m x 4.94m]

UPVC double glazed windows to the front with further window and French doors to the main garden. Living flame effect gas fire on a marble hearth with decorative brick surround and solid wooden mantle. Coving to the ceiling and central heating radiator.



OUTSIDE

To the front of the property there is a block paved frontage which extends to the side of the property and an integral single garage with electric roller shutter door and power and light within. To the right hand side there is a paved pathway leading past a small lawned garden. The paved pathway continues to the rear to the main garden area, which is also accessed from the living room. This has a paved patio area, perfect for entertaining and dining purposes and an attractive lawned garden, which has raised borders and is surrounded by solid stone walls. A cast iron gate provides access to the front of the property via a Yorkshire stone pathway.



COUNCIL TAX BAND

The council tax band for this property is E.

FLOOR PLAN

This floor plan is intended as a rough guide only and is not to be intended as an exact representation and should not be scaled. We cannot confirm the accuracy of the measurements or details of this floor plan.

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.