



WAKEFIELD  
01924 291 294

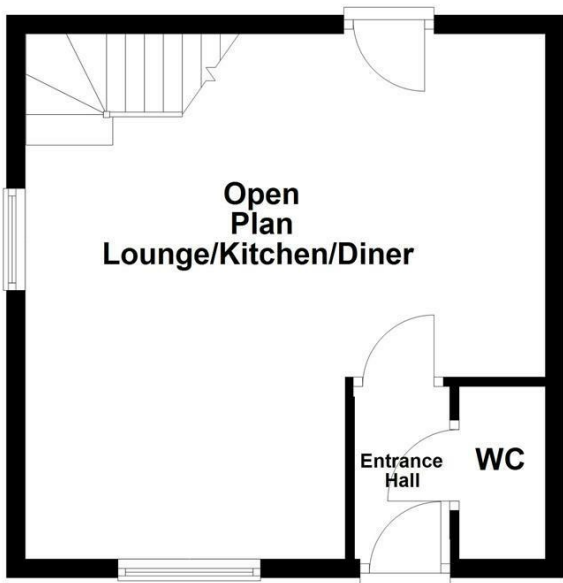
OSSETT  
01924 266 555

HORBURY  
01924 260 022

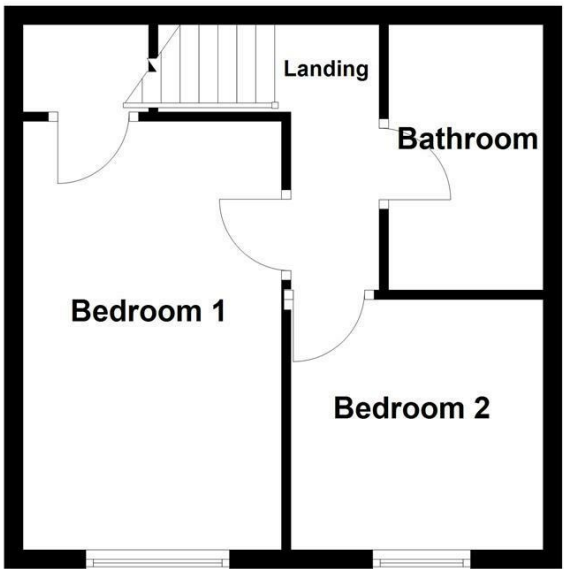
NORMANTON  
01924 899 870

PONTEFRACT & CASTLEFORD  
01977 798 844

Ground Floor



First Floor

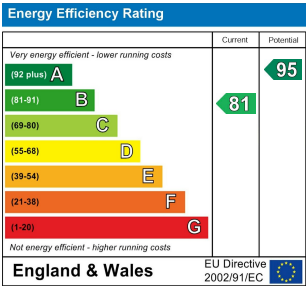


**IMPORTANT NOTE TO PURCHASERS**  
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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



## 20 Westfield Court, Horbury, Wakefield, WF4 6EU

### For Sale Freehold £269,500

Nestled in a cul-de-sac location on a select modern development is this superbly presented two bedroom detached home benefitting from open plan lounge/kitchen/dining space, driveway parking and an enclosed rear garden.

The property briefly comprises of the entrance hall, downstairs w.c. and modern open plan lounge/kitchen/dining space. The first floor landing leads to two well proportioned bedrooms and four piece house bathroom. Outside to the front is a lawned and pebbled garden and driveway for two vehicles. To the rear is an enclosed lawned garden incorporating paved patio area.

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

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

Composite front entrance door, central heating radiator and doors to the downstairs w.c., open plan lounge/kitchen/diner.

### W.C.

5'2" x 3'0" [1.6m x 0.92m]

Anthracite ladder style radiator, extractor fan, concealed cistern low flush w.c. with fitted storage cupboard above, ceramic wash basin with storage unit and mixer tap.

### OPEN PLAN LOUNGE/KITCHEN/DINER

18'2" x 17'5" [max] x 11'0" [min] [5.56m x 5.32m [max] x 3.36m [min]]

Range of modern wall and base units with laminate work surface over, stainless steel sink and drainer with mixer tap, integrated oven with four ring induction hob and extractor hood. Integrated fridge/freezer, integrated washing machine, composite rear door, stairs to the first floor landing, UPVC double glazed windows to the front and side, central heating radiator and spotlights.



### FIRST FLOOR LANDING

Loft access, central heating radiator and doors to two bedrooms and house bathroom.

### BEDROOM ONE

13'10" x 9'0" [4.22m x 2.76m]

UPVC double glazed window to the front, overstairs storage cupboard and central heating radiator.



### BEDROOM TWO

7'8" x 8'9" [2.35m x 2.67m]

UPVC double glazed window to the front and central heating radiator.



### BATHROOM/W.C.

5'5" x 9'3" [1.66m x 2.83m]

Concealed cistern low flush w.c., ceramic wash basin with mixer tap and panelled bath with mixer tap and shower cubicle with mains overhead shower. Extractor fan, anthracite ladder style radiator, spotlights and fully tiled.



### OUTSIDE

To the front is a lawned garden incorporating pebbled areas with a driveway providing off road parking for two vehicles. To the rear is a lawned garden with paved patio area, perfect for outdoor dining and entertaining, fully enclosed by timber fencing.



### COUNCIL TAX BAND

The council tax band for this property is C.

### 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.