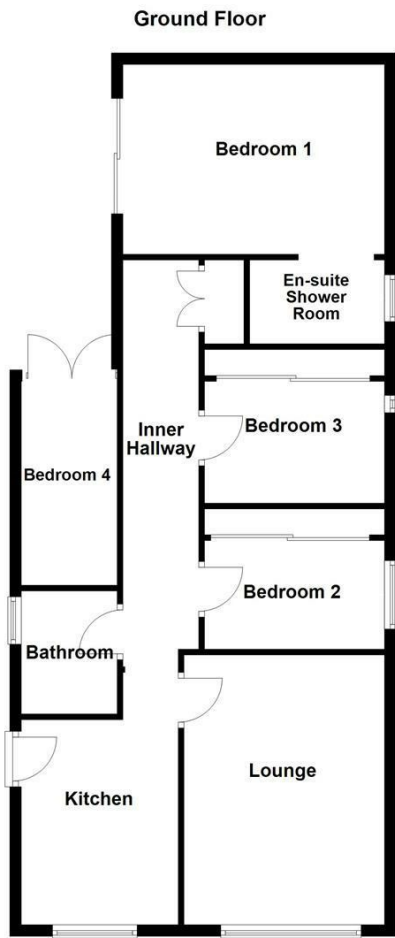


IMPORTANT NOTE TO PURCHASERS
 We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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



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



29 Hall Cliffe Crescent, Horbury, Wakefield, WF4 6DG

For Sale Freehold Offers Over £325,000

Set off from the roadside is this well appointed and extended four bedroom detached bungalow. Benefitting from UPVC double glazed windows and gas central heating.

Fully comprising of the entrance door which opens up into the modern breakfast kitchen with breakfast bar, inner hallway, lounge, four bedrooms and a house bathroom, bedroom one benefitting from an en suite shower room, good spaced loft which could be used for a variety of purposes. Outside to the front is a small low maintenance Astroturf garden with a block paved area and a driveway to one side of the property providing off road parking and leading down to a detached garage with an up and over door. To the rear there is a low maintenance Astroturf garden to the rear.

The property is sits in the popular Town of Horbury and is well placed for local amenities including shops and schools with many local bus routes nearby and good access to motorway network perfect for those travelling further afield.

An ideal property for those looking to downsize and an early viewing comes highly recommended to fully appreciate what is to offer and to avoid any disappointment.



ACCOMMODATION

KITCHEN

8'11" x 13'1" [2.72m x 4.01m]

Composite side entrance door leading into the kitchen. UPVC double glazed window to the front, splashback tiles on the walls, laminate flooring, central heating radiator, coving to the ceiling, spotlights. Comprising of a range of wall and base units with worksurface over incorporating 1 1/2 stainless steel sink and drainer, integrated oven and grill, four ring electric hob with filter hood above. Space for fridge and freezer, plumbing for washer and space for dryer, space for dishwasher.

INNER HALLWAY

Loft access with drop down wooden ladder and a double glazed window to the side [6.24m x 2.99m], central hating radiator, laminate floor, door to lounge, door to bathroom, doors to four bedrooms, door to storage cupboard, picture rail, coving to the ceiling, spotlights, laminate floor.

BEDROOM ONE

14'0" x 10'9" [4.29m x 3.30m]

UPVC double glazed sliding patio door to the side, central heating radiator, coving to the ceiling, spotlights, archway into modern en suite shower room. Bespoke fitted furniture to two sides including built in wardrobes and bed side cabinets.



EN SUITE SHOWER ROOM

3'11" x 8'5" [1.21m x 2.59m]

Low flush W.C., pedestal wash basin, shower cubicle with mixer shower. Fully tiled walls, frosted UPVC double glazed window to the side, coving to the ceiling, spotlights, fully tiled floor, heated chrome towel radiator.



BEDROOM TWO

10'4" x 6'2" [3.16m x 1.88m]

Built in wardrobes to one side with sliding doors, coving to the ceiling, central heating radiator, UPVC double glazed window to the side.



BEDROOM THREE

10'2" x 6'9" [3.11m x 2.07m]

UPVC double glazed window to the side, central heating radiator, coving to the ceiling. Built in wardrobes to one side with sliding doors.

BEDROOM FOUR

6'7" x 12'3" [2.02m x 3.75m]

UPVC double glazed French door to the rear, coving to the ceiling, central heating radiator.

LOUNGE

15'4" x 11'3" [4.68m x 3.44m]

UPVC double glazed window to the front, picture rail, coving to the ceiling, gas fire with attractive fire surround, central heating radiator.



BATHROOM/W.C.

5'5" x 6'9" [1.67m x 2.06m]

Frosted UPVC double glazed window to the side, central heating radiator, fully tiled floor, part tiled walls, coving to the ceiling. Low flush W.C., pedestal wash basin, tiled bath with mixer shower over.



LOFT ROOM

20'4" x 10'0" [6.21m x 3.06m]

Could be used for a variety of uses such as a bedroom, subject to consent. Timber Velux window to the side, door to further loft space.

OUTSIDE

To the rear is an attractive low maintenance Astroturf garden with flagged boarders, there is also a stone flagged path down one side. To the front there is a laminated block paved Astroturf garden to the front and a tarmacked driveway to the side, providing off road parking for several vehicles leading to a detached garage with an up and over door.



COUNCIL TAX BAND

The council tax band for this property is C.

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.

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.