



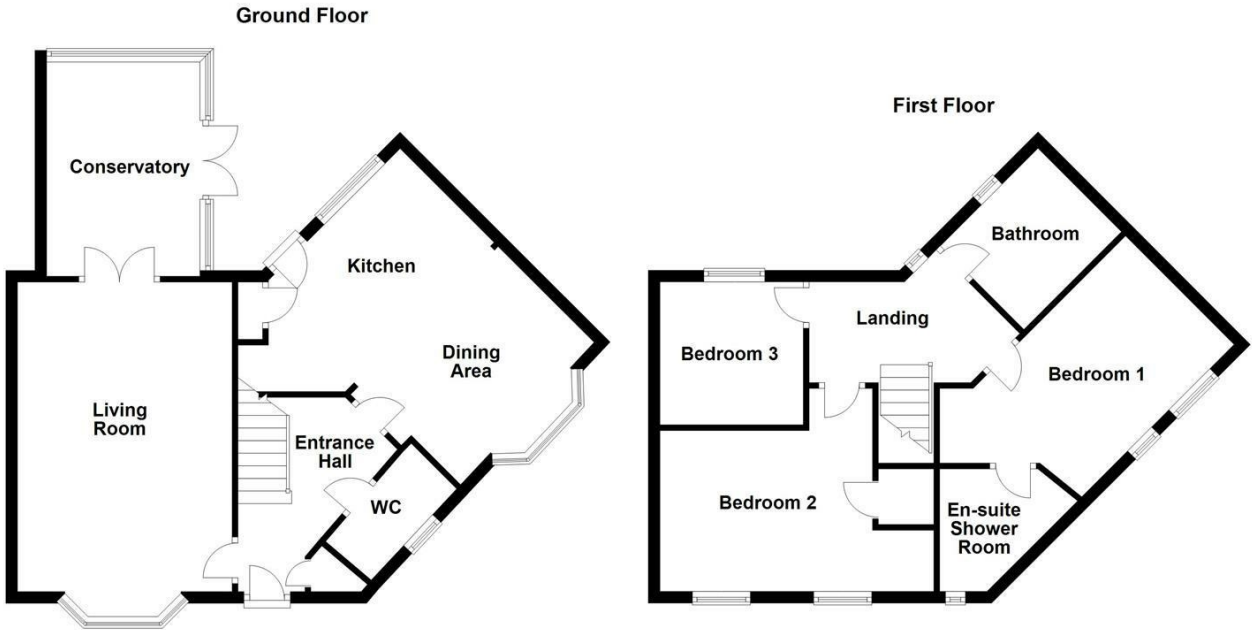
WAKEFIELD
01924 291 294

OSSETT
01924 266 555

HORBURY
01924 260 022

NORMANTON
01924 899 870

PONTEFRACT & CASTLEFORD
01977 798 844



18 Primrose Way, Horbury, Wakefield, WF4 6AW

For Sale Freehold £345,000

Superbly appointed throughout is this attractive and spacious three bedroom detached family home, boasting en suite facilities to the master bedroom, detached garage, UPVC double glazing and gas central heating throughout.

The accommodation briefly comprises entrance hall, lounge, conservatory to the rear, modern open plan kitchen/diner and downstairs w.c. The first floor landing leads to three well proportioned bedrooms, the main with en suite shower room/w.c. in addition the main house bathroom/w.c. The property also benefits from an alarm system and CCTV. Outside, there are lawned gardens to the front and rear incorporating paved and decked patio seating areas ideal for entertaining. A driveway provides off street parking leading to a single garage.

Situated in this modern and attractive development within Horbury with a range of amenities close at hand including local shops, schools, bus routes and good access to the motorway network for those wishing to commute further afield.

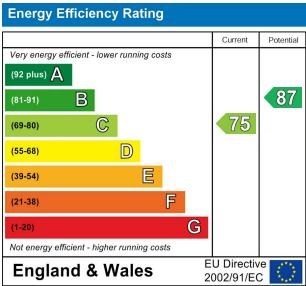
Offering further potential to extend subject to planning permission, this is an ideal home for the growing family and a viewing comes highly recommended to fully appreciate the accommodation on offer.

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.



ACCOMMODATION

ENTRANCE HALL

Composite entrance door leading into the entrance hall. Tiled floor, staircase to the first floor landing, storage cupboard and doors to the lounge, kitchen/diner and downstairs w.c.

LOUNGE

17'6" x 12'1" [5.33 x 3.68]

UPVC double glazed bay window to the front, two central heating radiators and an electric fire with modern style surround. UPVC double glazed French doors to the conservatory.



CONSERVATORY

12'1" x 8'8" [3.69 x 2.64]

Of brick and UPVC double glazed construction incorporating French doors to the garden. Laminate flooring.



KITCHEN/DINER

17'2" x 12'7" max [5.23 x 3.84 max]

Comprising a range of modern gloss wall and base units with complementary laminate work surface over incorporating 1.5 stainless steel sink and drainer. Integrated oven and grill, four ring stainless steel gas hob with cooker hood above, plumbing and spaces for a washing machine and dishwasher, space for fridge/freezer, UPVC double glazed bay window to the front, tiled floor, tiled splash backs, storage cupboard, central heating radiator, UPVC double glazed window to the rear and composite rear entrance door.

DOWNSTAIRS W.C.

Two piece suite comprising low flush and wash hand basin. Tiled floor and UPVC double glazed window to the front.

FIRST FLOOR LANDING

Doors to three bedrooms and the house bathroom/w.c. UPVC double glazed window to the rear and central heating radiator.

BEDROM ONE

13'7" x 10'2" [4.13 x 3.09]

Two UPVC double glazed windows to the front, central heating radiator and door to the en suite shower room/w.c.



EN SUITE SHOWER ROOM/W.C.

Three piece suite comprising shower cubicle, low flush w.c. and wash basin. UPVC double glazed frosted window to the front, part tiled walls and wood effect flooring.

BEDROOM TWO

15'8" x 9'2" [4.77 x 2.80]

Two UPVC double glazed windows to the front and central heating radiator.



BEDROOM THREE

8'1" x 8'1" [2.47 x 2.46]

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

HOUSE BATHROOM/W.C.

Three piece white suite comprising panelled bath with mixer shower over, low flush w.c. and wash basin. Part tiled walls, tiled floor, UPVC double glazed frosted window to the rear and chrome towel radiator.



OUTSIDE

There is a lawned garden to the front and driveway to the side providing off street parking leading to a brick built detached single garage with up and over door. Attractive lawned garden to the rear incorporating paved and timber decked patios ideal for entertaining purposes. CCTV.



WHY SHOULD YOU LIVE HERE?

What our vendor says about their property:

"We are situated in a very peaceful, quiet cul de sac".

PLEASE NOTE

The photographs represent the property from previous marketing and may not be completely accurate as to the properties current decoration.

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 Horbury 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 six local offices.