



WAKEFIELD
01924 291 294

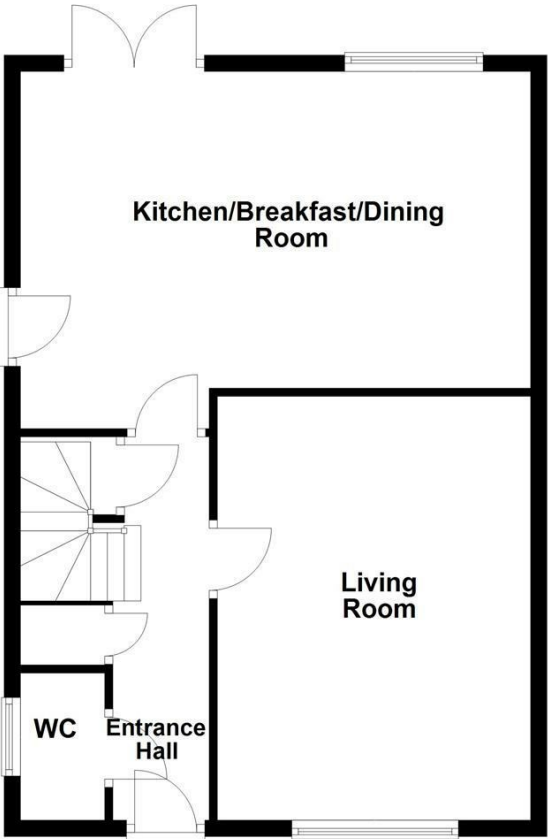
OSSETT
01924 266 555

HORBURY
01924 260 022

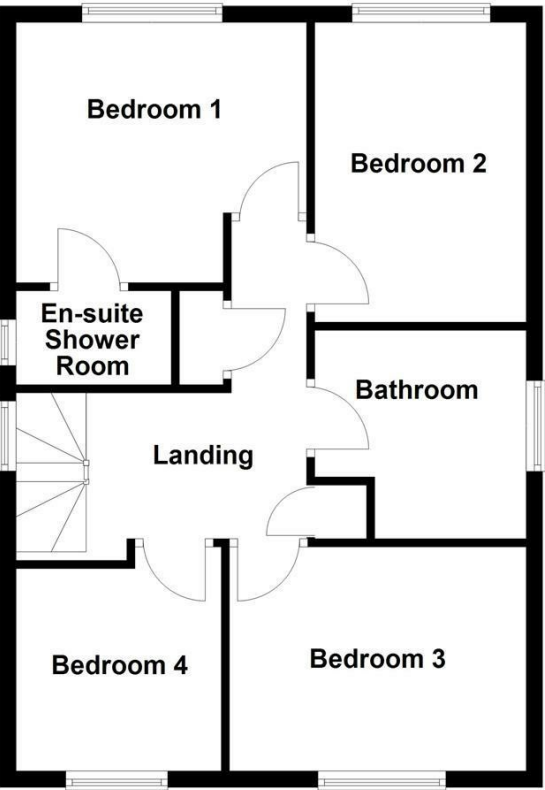
NORMANTON
01924 899 870

PONTEFRACT & CASTLEFORD
01977 798 844

Ground Floor



First Floor

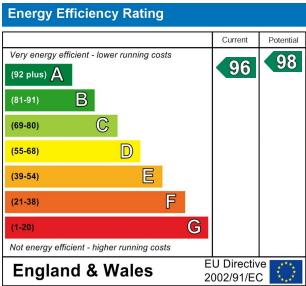


IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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



14 Westfield Court, Horbury, Wakefield, WF4 6EU
For Sale Freehold £450,000

Enjoying a tucked away position in Horbury is this superbly appointed and spacious four bedroom detached family home benefitting from UPVC doing glazing and gas central heating.

The property comprises of the entrance hall, stairs to the first floor landing, downstairs W.C., living room and a contemporary breakfast kitchen/dining room to complete the ground floor accommodation. Upstairs to the first floor landing there is access to four bedrooms and the modern fitted house bathroom. Bedroom one benefitting from an en suite shower room. Outside, to the front of the property there is a low maintenance garden to the front with a small low maintenance garden to the side. Also to the side is a tarmacadam driveway providing off street parking and leading to a brick built semi detached garage with an up and over door. To the rear is an attractive lawned garden incorporating block paved patio areas and a porcelain paved patio area incorporating a covered solid wood pagoda, ideal for outdoor dining and entertaining purposes.

The property is ideally placed for all local shops and amenities that both Ossett and Horbury have to offer including local schools, many local bus routes and good access to the national motorway network.

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 into entrance hall. Central heating radiator, spotlights. Stairs to first floor landing, doors to downstairs W.C., storage cupboard, door to understairs storage cupboard, living room and kitchen/breakfast/dining room.

DOWNSTAIRS W.C.

Frosted UPVC double glazed window to the side, chrome towel radiator. Concealed low flush W.C., wash basin with vanity cupboard and tiled splashback.

LIVING ROOM

12'4" x 17'1" [3.78m x 5.22m]

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



KITCHEN/BREAKFAST/DINING ROOM

20'4" x 14'7" (max) x 13'0" (min) [6.20m x 4.47m (max) x 3.97m (min)]

UPVC double glazed window to the rear, UPVC double glazed French doors to the rear, composite door to the side, central heating radiator, spotlights. Solid wood soft close wall and base units with quartz worksurface over, sink and quartz drainer with mixer tap, integrated dishwasher, double oven and grill, space for American style fridge freezer, integrated pull out larder unit, induction hob with Perspex splashback and cooker hood above, space for freestanding wine cooler, plumbing for washing machine.

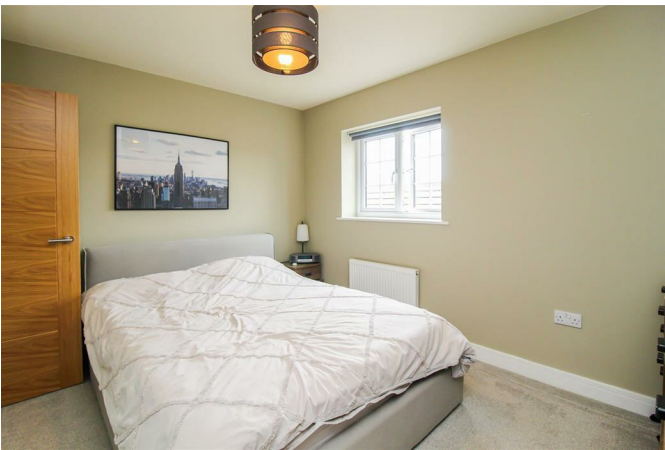
FIRST FLOOR LANDING

UPVC double glazed window to the side, central heating radiator, loft access. Doors to airing cupboard, heating cupboard, four bedrooms and the house bathroom.

BEDROOM ONE

12'0" x 10'2" (max) x 8'7" (min) [3.68m x 3.10m (max) x 2.62m (min)]

UPVC double glazed window to the rear, central heating radiator. Door to en suite shower room



EN SUITE SHOWER ROOM

6'9" x 4'2" [2.07m x 1.29]

Frosted UPVC double glazed window to the side, ladder style central heating radiator, spotlights. Low flush W.C., wash basin with vanity cupboards below, double shower cubicle with mixer shower, shower head attachment.

BEDROOM TWO

7'11" x 12'0" [2.42m x 3.68m]

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



BEDROOM THREE

8'11" x 11'5" [2.74m x 3.49m]

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

BEDROOM FOUR

8'6" x 9'0" (max) x 7'6" (min) [2.61m x 2.75m (max) x 2.29m (min)]

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

BATHROOM

7'11" x 8'7" (max) x 5'8" (min) [2.42m x 2.64m (max) x 1.75m (min)]

Frosted UPVC double glazed window to the side, ladder style central heating radiator, part tiled walls, spotlights. Concealed low flush W.C., wash basin with vanity cupboards below, panelled bath with mixer tap, shower cubicle with mixer shower, fully tiled.



OUTSIDE

Outside, to the front of the property is a small lawned garden area with a continuation of the lawned area to one side and a tarmacadam driveway to the other side of the property providing off road parking for two vehicles, an Electric Vehicle charging point and leading to a brick built semi detached garage. To the rear of the property is a lawned garden incorporating a block paved patio area, feature porcelain tiled further patio area with solid wood pagoda and roof over.



SOLAR PANELS OWNED

The property benefits from a system of solar panels which we are advised are owned outright and not subject to a lease agreement.

COUNCIL TAX BAND

The council tax band for this property is E.

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.