



WAKEFIELD
01924 291 294

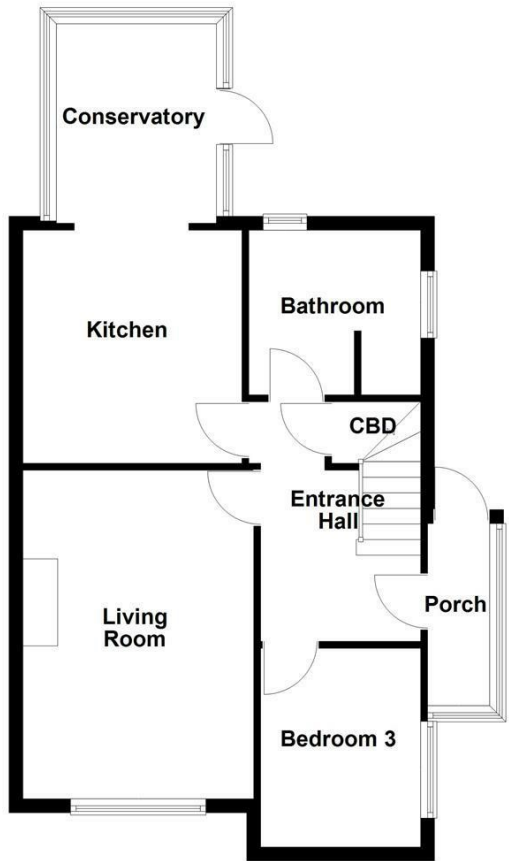
OSSETT
01924 266 555

HORBURY
01924 260 022

NORMANTON
01924 899 870

PONTEFRACT & CASTLEFORD
01977 798 844

Ground Floor



First Floor

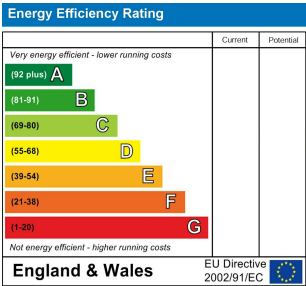


IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements 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 First Avenue, Horbury, Wakefield, WF4 6AL
For Sale Freehold £265,000

A superb opportunity to purchase this three bedroom semi detached house enjoying spacious living accommodation, stunning modern kitchen and bathrooms, driveway parking and attractive enclosed rear garden, perfect for outdoor dining and entertaining.

The property briefly comprises of the porch leading into the entrance hall providing access to bedroom three, living room, stunning kitchen, four piece bathroom and conservatory. The first floor landing leads to two further bedrooms and w.c. Outside to the front, a driveway provides off road parking for several vehicles. To the rear is an enclosed landscaped garden with several patio areas, lawn and a tiered timber decked patio area with outdoor kitchen, perfect for al fresco dining.

The property is well placed for local amenities including shops and good school with main bus routes nearby and having good access to the motorway network ideal for the commuter looking to work or travel further afield.

Only a full internal inspection will reveal all that's on offer at this quality home and an early viewing comes highly recommended.



ACCOMMODATION

PORCH

2'9" x 8'7" [0.86m x 2.62m]
UPVC front entrance door, UPVC double glazed windows to two sides, laminate flooring, power and light. Door leading into the entrance hall.

ENTRANCE HALL

Stairs to the first floor landing, coving to the ceiling, central heating radiator and doors to the understairs storage cupboard, bathroom, kitchen, living room and bedroom three.

BEDROOM THREE

9'4" x 7'6" [2.86m x 2.31m]
UPVC double glazed window overlooking the side aspect and central heating radiator.

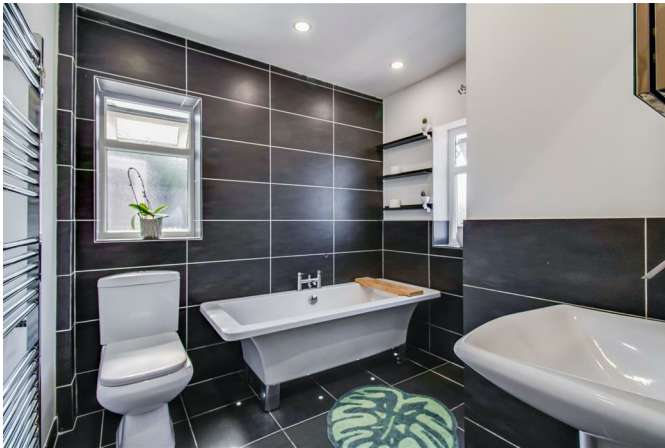
LIVING ROOM

10'10" x 15'6" [3.31m x 4.73m]
Coving to the ceiling, solid wooden floor, central heating radiator, UPVC double glazed window overlooking the front aspect, living flame effect gas fire on a granite hearth and solid wooden surround.



BATHROOM/W.C.

7'9" x 8'0" [2.37m x 2.46m]
Four piece suite comprising freestanding roll top bath with claw feet and centralised mixer tap, enclosed shower cubicle with mixer shower, pedestal wash basin with swan neck mixer tap and low flush w.c. Fully tiled floor, part tiled walls, chrome ladder style radiator, inset spotlights, UPVC double glazed frosted windows to the side and rear aspect.



KITCHEN

10'4" x 11'2" [3.16m x 3.41m]
Range of wall and base units with solid wooden work surface over, Belfast ceramic sink with swan neck mixer tap, integrated oven and grill with microwave oven, five ring gas hob and cooker hood. Integrated fridge/freezer, integrated dishwasher and integrated washing machine. Fully tiled floor, coving to the ceiling and feature archway providing access into the conservatory.



CONSERVATORY

9'4" x 7'6" [2.86m x 2.30m]
UPVC double glazed floor to ceiling windows to three sides, fully tiled floor and UPVC double glazed door leading to the landscaped rear garden.



FIRST FLOOR LANDING

UPVC double glazed frosted window to the side elevation, doors to two bedrooms and w.c.

BEDROOM ONE

8'10" x 14'0" [2.71m x 4.27m]
UPVC double glazed window overlooking the front elevation and central heating radiator.



BEDROOM TWO

9'7" x 10'1" [max] x 6'9" [min] [2.94m x 3.08m [max] x 2.07m [min]]
UPVC double glazed window overlooking the side elevation, loft access and central heating radiator.

W.C.
3'8" x 8'8" [1.12m x 2.66m]
Low flush w.c., wall hung wash basin with two taps, pitch sloping ceiling, timber double glazed velux window, fully tiled walls and small cupboard door into the eaves.

OUTSIDE

To the front of the property is a block paved driveway providing off road parking for several vehicles. To the rear is a paved patio area with steps leading up to an L-shaped timber decked patio and an attractive lawn with planted borders incorporating a large timber shed with double doors. There is a further timber decked tiered patio area with pergola over incorporating an outdoor kitchen with ceramic table and base units, perfect for outdoor dining and entertaining, 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.