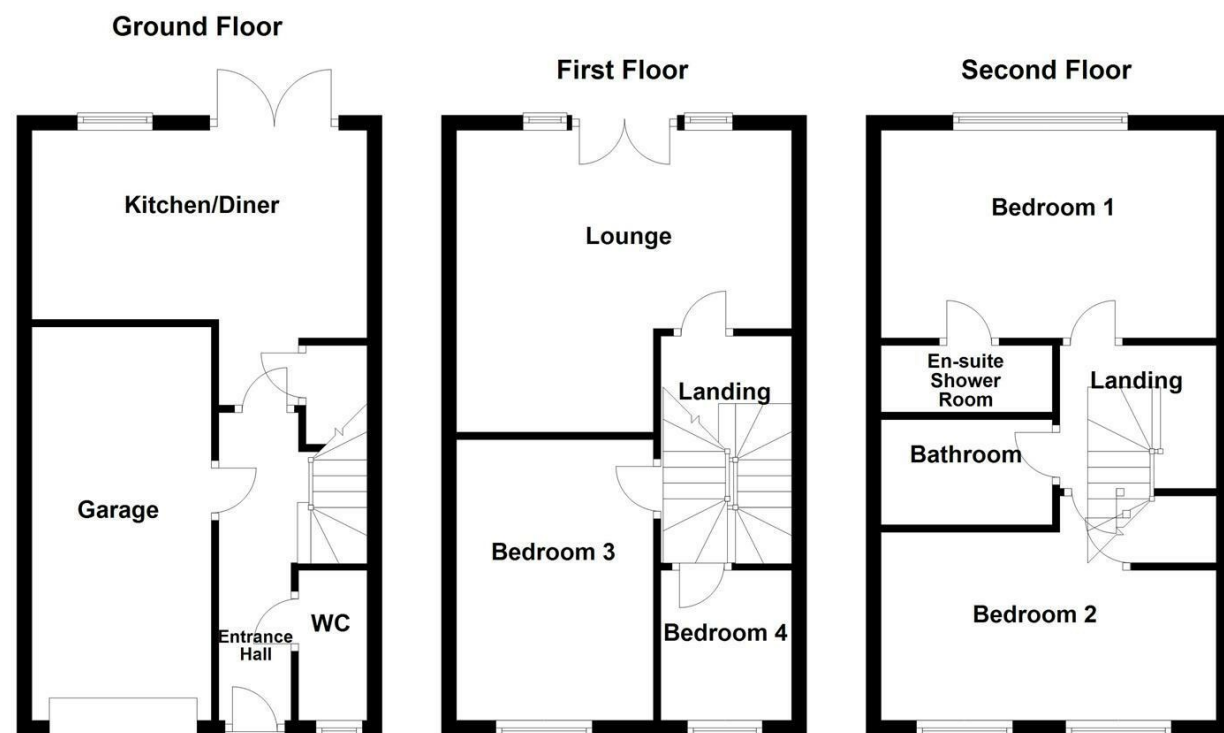




WAKEFIELD 01924 291 294	OSSETT 01924 266 555	HORBURY 01924 260 022
NORMANTON 01924 899 870	PONTEFRACT & CASTLEFORD 01977 798 844	



25 Bittern Croft, Horbury, Wakefield, WF4 5PD

For Sale Freehold £279,950

Deceptive from the main roadside, superbly appointed throughout and offering spacious accommodation over three levels is this four bedroom mid town house benefitting from UPVC double glazing and gas central heating.

The property fully comprises of the entrance hall, downstairs w.c., integral garage and kitchen/diner. Stairs to the first floor lead to lounge and two bedrooms. A further set of stairs lead to two further bedrooms (main with en suite shower room) and house bathroom. Outside, small low maintenance garden to the front and driveway providing off street parking for one vehicle leading to the integral garage. To the rear is an attractive low maintenance garden incorporating flagged terrace patio.

Situated in a popular part of Horbury Bridge, the property is well placed to local amenities including shops and schools with local bus routes nearby. There is good access to the motorway network for those looking to travel further afield. Coxley Woods is within walking distance, ideal for those who enjoy walking.

A fantastic home for the professional couple or family and an early viewing comes highly recommended to avoid disappointment.

IMPORTANT NOTE TO PURCHASERS

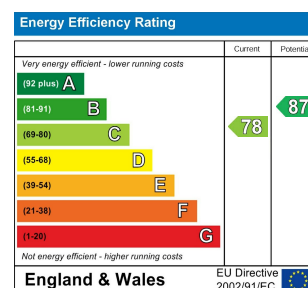
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements to enable them to obtain exact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

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*your home may be repossessed if you do not keep up repayments on your mortgage



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ACCOMMODATION

ENTRANCE HALL

Stairs to the first floor landing, radiator, fully tiled floor, doors to the integral garage, w.c. and kitchen/diner.

W.C.

3'0" x 6'8" [0.92m x 2.04m]
Low flush w.c., pedestal wash basin with tiled splash back. Fully tiled floor, radiator and UPVC double glazed frosted window to the front.

INTEGRAL GARAGE

KITCHEN/DINER

12'0" [max] x 8'11" [min] x 15'4" [3.68m [max] x 2.72m [min] x 4.68m]
Range of modern fitted wall and base units with work surface over incorporating stainless steel sink and drainer with mixer tap, four ring gas hob with filter hood above, integrated oven and grill, integrated fridge/freezer, integrated dishwasher and integrated washing machine. Understairs storage, radiator, fully tiled floor, UPVC double glazed window and French doors to the rear.



FIRST FLOOR LANDING

Radiator, doors to the lounge and two bedrooms.

LOUNGE

9'1" [min] x 13'1" [max] x 15'3" [2.77m [min] x 4.01m [max] x 4.67m]
UPVC double glazed French doors to the juliet balcony at the rear, two radiators, laminate floor and fitted fire surround with an electric stove.



BEDROOM THREE

8'7" x 12'2" [2.63m x 3.71m]
UPVC double glazed window to the front, radiator and laminate floor.

BEDROOM FOUR

6'8" x 6'3" [2.05m x 1.92m]
Radiator, UPVC double glazed window to the front and laminate floor.

SECOND FLOOR LANDING

Loft access with drop down ladder to the partially boarded loft with light, doors to two double bedrooms and bathroom.

BEDROOM ONE

9'0" x 13'2" [2.76m x 4.02m]
Built in wardrobes, radiator, laminate floor, UPVC double glazed window to the rear and door to the en suite shower room.



EN SUITE SHOWER ROOM/W.C.

2'9" x 8'7" [0.84m x 2.63m]
Low flush w.c., vanity wash hand basin and shower cubicle with mixer shower. Heated chrome towel radiator and recess ceiling spotlights.



BEDROOM TWO

8'4" [min] x 9'10" [max] x 15'2" [2.56m [min] x 3.02m [max] x 4.63m]
UPVC double glazed windows to the front, radiator, laminate floor and door to the airing cupboard.



BATHROOM/W.C.

7'11" x 4'7" [2.42m x 1.41m]
Low flush w.c., pedestal wash hand basin and panelled bath with mixer shower. Heated chrome towel radiator and recess ceiling spotlights.



OUTSIDE

To the front is a driveway providing off street parking for one vehicle leading to the integral garage. There is a small low maintenance garden area and pathway to the front door. To the rear is a low maintenance flagged garden with plants and shrubs bordering, as well as pebbled area. The rear garden benefits from an outside tap and outside power point [double socket].



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 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.