

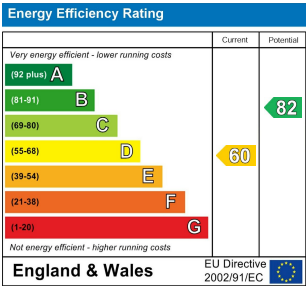


**IMPORTANT NOTE TO PURCHASERS**  
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements 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     | OSSETT                  | HORBURY       |
|---------------|-------------------------|---------------|
| 01924 291 294 | 01924 266 555           | 01924 260 022 |
| NORMANTON     | PONTEFRACT & CASTLEFORD |               |
| 01924 899 870 | 01977 798 844           |               |



## 15 Northgate, Horbury, WF4 6AS

### For Sale Freehold £395,000

Having undergone a full renovation and two storey extension is this superbly presented four bedroom semi detached home, benefitting from high quality fixtures and fittings, driveway parking and a south facing enclosed landscaped garden. The property is deceptively spacious throughout and offers four double bedrooms, making it an ideal family home. A unique opportunity, it combines proximity to a thriving town centre, within walking distance, while enjoying the privacy of a fully enclosed, south-facing garden, offering the best of both worlds.

Internally, the home has a modern feel throughout yet retains character from the original house, including a feature exposed stone wall and coving in the living room. The entrance hall, with access to the cellar, leads through to the living room, office/snug, downstairs w.c., and an impressive modern kitchen/dining/breakfast room with a separate utility. Notable finishes include oak doors, an oak and glass staircase set against a feature stone wall, LED lighting throughout, and an abundance of natural light across the property. The living area features a porcelain open fireplace, ready for the installation of a log burner or fire of choice. Upstairs, the first floor landing serves four generously sized bedrooms, the main with en suite, along with a contemporary four piece house bathroom complete with light-up mirror. Externally, the property boasts a porcelain patio, lawned garden, and landscaped south-facing outdoor space, designed for low maintenance. To the front, a small buffer garden complements driveway parking for up to three vehicles.

Well placed for local amenities including shops, highly regarded schools, and excellent transport links with main bus routes and motorway access nearby, this home is perfectly suited for families and commuters alike.

Further highlights include extensive high-quality renovation works such as a full new roof, modern silicone rendering, and neutral decoration throughout, ensuring this home is ready to move into with minimal upkeep required. Only a full internal inspection will reveal the quality and space on offer, and early viewing is highly recommended.



ACCOMMODATION

ENTRANCE HALL

Composite front entrance door, column central heating radiator, spotlights, tiled flooring, hatch leading down to the cellar, an opening through to the snug/office and doors to the living room and kitchen/dining/breakfast room.

LIVING ROOM

12'9" x 14'2" [max] x 4'3" [min] [3.91m x 4.32m [max] x 1.32m [min]]  
Central heating radiator, UPVC double glazed window to the front, coving to the ceiling and open fireplace with stone hearth and surround. Door leading through into the kitchen/dining/breakfast room.



OFFICE/SNUG

9'3" x 6'10" [max] x 6'1" [min] [2.82m x 2.1m [max] x 1.87m [min]]  
Stairs to the first floor landing with oak railing and glass balustrade, tiled flooring, column central heating radiator, spotlights, UPVC double glazed window to the front and door to the downstairs w.c.



W.C.

2'11" x 5'4" [0.9m x 1.63m]  
Villeroy & Boch pedestal wash basin with mixer tap and concealed cistern low flush w.c. Extractor fan, spotlights, tiled flooring, UPVC double glazed frosted window to the side and ladder style radiator.

KITCHEN/DINING/BREAKFAST ROOM

17'10" x 19'8" [max] x 9'2" [min] [5.45m x 6.0m [max] x 2.81m [min]]  
Range of modern wall and base units with quartz work surface over and central island. Ceramic Belfast sink and drainer with mixer tap, integrated double bin store, integrated dishwasher, space and plumbing for an American style fridge/freezer, integrated wine cooler, integrated double oven, four ring induction hob with extractor hood. Two sets of anthracite bi-folding doors to the side and rear gardens, UPVC double glazed window to the rear, tiled flooring, spotlights and anthracite column central heating radiator.



UTILITY ROOM

8'2" x 6'2" [max] x 3'2" [min] [2.5m x 1.9m [max] x 0.98m [min]]  
Quartz work surface over with space and plumbing for a washing machine and dryer. Spotlights, ladder style radiator, tiled flooring and the combi boiler is housed in here.

FIRST FLOOR LANDING

Exposed stone walling from the original build, spotlights, UPVC double glazed window to the side, doors to four bedrooms and house bathroom.

BEDROOM ONE

11'2" x 15'10" [max] x 10'8" [min] [3.42m x 4.85m [max] x 3.26m [min]]  
UPVC double glazed window to the front, central heating radiator and door to the en suite shower room.



EN SUITE SHOWER ROOM/W.C.

7'9" x 4'9" [max] x 2'7" [min] [2.37m x 1.47m [max] x 0.81m [min]]  
Three piece suite comprising Villeroy & Boch pedestal wash basin with mixer tap, low flush w.c. and shower cubicle with shower head attachment. Extractor fan, UPVC double glazed frosted window to the front, chrome ladder style radiator and spotlights.

BEDROOM TWO

11'2" x 12'6" [max] x 10'4" [min] [3.42m x 3.83m [max] x 3.16m [min]]  
Loft access, UPVC double glazed window to the rear and central heating radiator.

BEDROOM THREE

10'5" x 9'1" [3.18m x 2.78m]  
UPVC double glazed windows to the side and rear, loft access and central heating radiator.

BEDROOM FOUR

10'2" x 8'6" [3.11m x 2.61m]  
UPVC double glazed window to the rear and central heating radiator.

BATHROOM/W.C.

9'3" x 7'0" [max] x 4'7" [min] [2.82m x 2.15m [max] x 1.4m [min]]  
Four piece suite comprising concealed cistern low flush w.c., wash basin with mixer tap, stand alone bath with mixer tap and shower head attachment, double shower cubicle with shower head attachment and inset LED spotlight. Tiled flooring, UPVC double glazed frosted window to the front and ladder style central heating radiator.



OUTSIDE

To the front of the property is a small pebbled buffer garden with stone paved steps to the entrance door. There is a block paved driveway to the side providing off road parking for up to three vehicles. To the rear is a south facing landscaped tiered garden with stone paved patio area, perfect for outdoor dining and entertaining and lawned garden, enclosed by timber fencing providing a high degree of privacy.



COUNCIL TAX BAND

The council tax band for this property is B.

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.