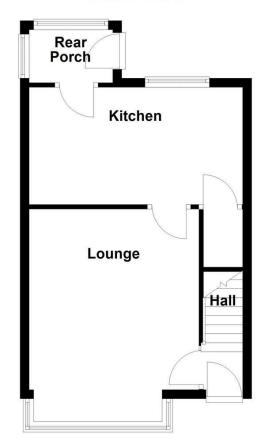
Ground Floor





IMPORTANT NOTE TO PURCHASERS

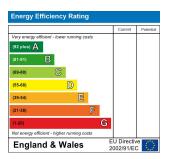
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements to enable them to obtain exact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

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.

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.



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OSSETT 01924 266 555

HORBURY 01924 260 022

NORMANTON 01924 899 870

PONTEFRACT & CASTLEFORD 01977 798 844



23 Hallcroft Drive, Horbury, Wakefield, WF4 5DQ

For Sale Freehold £215,000

Situated close to Horbury town centre is this three bedroom semi detached property, benefiting from driveway parking and enclosed rear gardens.

The accommodation briefly comprises an entrance hall, lounge, kitchen, and rear porch. To the first floor landing, there are three bedrooms and a family bathroom. Externally, the property offers low maintenance lawns to both the front and rear, a patio seating area, an attached garage for storage, and driveway parking.

Ideally located within walking distance of the excellent range of shops and amenities that Horbury has to offer, the property is also well placed for access to surrounding towns such as Wakefield and Ossett.

Offering fantastic potential to create a wonderful family home in a highly sought after location, an early viewing is highly recommended.

















ACCOMMODATION

ENTRANCE HALL

Entered through a wood framed front door into the hallway with a central heating radiator and door leading through to the lounge.

LOUNGE

13'1" x 12'4" (4.00m x 3.77m)

UPVC double glazed window to the front elevation, central heating radiator, picture rail, electric fireplace with surround and door leading into the kitchen.



KITCHEN 15'6" x 8'6" (4.74m x 2.60m) UPVC double glazed windows to the rear elevation and

central heating radiator. Fitted with a range of base units for storage, stainless steel sink and drainer, space for freezer, space for cooker and space for washing machine. Rear door leads into the rear conservatory porch.

REAR PORCH

6'1" x 3'10" (1.86m x 1.18m)

UPVC double glazed windows to the side and rear elevation with a side door giving access to the garden.

FIRST FLOOR LANDING

Access to three bedrooms and the family bathroom.

BEDROOM ONE

13'4" x 9'7" [4.07m x 2.94m]

UPVC double glazed window to the front elevation and central heating radiator.



BEDROOM TWO 10'8" x 9'2" (3.26m x 2.80m)

UPVC double glazed window to the rear elevation, central heating radiator and built-in storage cupboard with sliding doors.



BEDROOM THREE 8'3" x 5'8" [2.52m x 1.73m]

UPVC double glazed window to the front elevation and central heating radiator.



BATHROOM/W.C. 5'11" x 5'8" (1.82m x 1.73m)

UPVC double glazed window to the rear elevation. Three piece suite comprising bath with wall mounted shower over, wash hand basin and w.c. Fully tiled walls and a white towel radiator.



OUTSIDE

To the front is a lawned garden and driveway providing off road parking for two/three vehicles. To the rear is a patio seating area leading to a lawn with a further corner patio, it includes a brick outhouse used for storage with side entrance door and front window.



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.