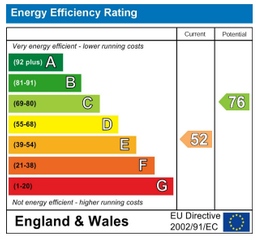
IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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

Richard Kendall Estate Agent

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

2 Addingford Lane, Horbury, Wakefield, WF4 5BL

For Sale Freehold £475,000

A well proportioned and deceptively spacious four bedroomed detached family home situated in an elevated position enjoying far reaching views over the valley and yet within very easy reach of the broad range of facilities in the centre of Horbury.

With a gas fired central heating system and sealed unit double glazed windows, this expansive property is approached via a welcoming reception hall that has a shower room/w.c. off to the side. The main living room is of grand proportions and has a feature fireplace as well as picture windows leading out onto a balcony that takes full advantage of the views across the valley. There is a neighbouring dining room in addition which flows round into a kitchen that has been re-fitted to an impressive standard. In the bedroom wing, the principal bedroom has an en suite shower room/w.c. with the three further bedrooms being served by the re-fitted family bathroom/w.c. A spiral staircase then leads down into the lower ground floor where there is a further large sitting room with double doors that lead through into a sun room that leads out onto the patio and garden beyond. There is also a downstairs w.c. and connecting door through to the double garage which has a single up and over door to the front, as well as a glazed door and window to the opposite aperture. The property is approached via a driveway that provides side-by-side parking leading up to the garage and there are paved and tiered gardens to the rear and side which take full advantage of the views to the south.

The property is situated within easy reach of the centre of Horbury which offers a good range of shops, schools and recreational facilities. A broader range of amenities are available in the nearby city centre of Wakefield and the national motorway network is readily accessible.

ACCOMMODATION

ENTRANCE HALL
8'6" x 5'10" (2.6m x 1.8m)
UPVC double glazed front entrance door with glazed side screen and full height window. Exposed stone wall, double central heating radiator, wood strip flooring and stairs up to the reception hall.

RECEPTION HALL
11'5" x 8'6" (3.5m x 2.6m)
Continuation of the wood strip flooring.

SHOWER ROOM/W.C.
6'6" x 5'2" (2.0m x 1.6m)
Frosted window to the side, fully tiled walls and floor. Fitted with a three piece suite comprising corner shower cubicle with electric shower, vanity wash basin with cupboard under and low flush w.c. Chrome style heated towel rail, extractor fan and loft access point.

LIVING ROOM
18'0" x 16'0" (5.5m x 4.9m)
Window to the side taking full advantage of the views over the balcony to the valley beyond. Additional window to the front, two central heating radiators and feature inset fireplace housing a wood effect living flame fire.

DINING ROOM
11'9" x 8'10" (3.6m x 2.7m)
French windows out to the balcony and an additional window to the rear. Double central heating radiator and open to the living room.

KITCHEN
18'0" x 11'1" (5.5m x 3.4m)
Windows to the side and rear, external door to the rear and re-fitted to a lovely standard with a contemporary style range of grey fronted wall and base units with wood effect laminate work tops and laminate up stands. Composite sink unit, four ring ceramic hob with filter hood over, built in oven and grill, space and plumbing for a dishwasher and space for a tall fridge/freezer. Adjoining utility area with space and plumbing for a washing machine.

BEDROOM ONE
16'4" x 10'2" (max) (5.0m x 3.1m (max))
Window to the front, central heating radiator and triple fronted fitted wardrobe with cupboards over.

EN SUITE SHOWER ROOM/W.C.
5'2" x 4'11" (1.6m x 1.5m)
Frosted window to the side and fitted with a three piece suite comprising shower cubicle, vanity wash basin with cupboards under and low flush w.c. Chrome ladder style heated towel rail.

BEDROOM TWO
12'5" x 11'5" plus recess (3.8m x 3.5m plus recess)
Window to the side taking full advantage of the far reaching views, large central heating radiator and triple fronted fitted wardrobe with three mirror fronted sliding doors.

BEDROOM THREE
11'5" x 7'10" (3.5m x 2.4m)
Window to the side taking full advantage of the views and a central heating radiator.

BEDROOM FOUR
7'10" x 6'6" (2.4m x 2.0m)
Window to the side and a central heating radiator.

BATHROOM/W.C.
8'2" x 7'2" (2.5m x 2.2m)
Re-fitted with a white and chrome three piece suite comprising double ended bath with shower attachment, vanity wash basin with cupboards under, concealed low flush w.c. and frosted window to the side,

LOWER GROUND FLOOR

LIVING ROOM
24'7" x 11'9" (7.5m x 3.6m)
Window to the front, two central heating radiators and a built in bar arrangement with granite worktops. Two sets of French doors lead through to the sun room.

SUN ROOM
20'4" x 7'2" (6.2m x 2.2m)
Windows to three sides and French doors out to the patio that takes full advantage of the views over the valley. Double central heating radiator.

W.C.
7'2" x 2'7" (2.2m x 0.8m)
Frosted window to the side and fitted with a two piece white cloakroom suite comprising low flush w.c. and wall mounted wash basin.

DOUBLE GARAGE
21'3" x 21'3" (6.5m x 6.5m)
Single up and over door to the front and further glazed pedestrian door and full height window to the opposite aperture. Wall mounted gas fired central heating boiler and personal door to the inner hallway.

OUTSIDE
The property is approached via a driveway that provides side-by-side parking spaces and leads up to the garage. The principal entrance door is to the side of the property with a paved area to the rear which leads round to a lovely tiered garden that takes full advantage of the views over the valley.

COUNCIL TAX BAND
The council tax band for this property is TBC.

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.