

**WAKEFIELD** | **OSSETT** | **HORBURY**  
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**NORMANTON** | **PONTEFRACT & CASTLEFORD**  
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## 26 Second Avenue, Horbury, Wakefield, WF4 6HB

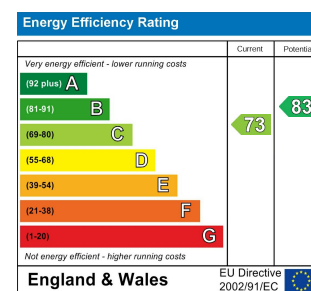
**For Sale Freehold £385,000**

Set back from the main roadside and renovated throughout is this superbly presented three/four double bedroom detached family home benefitting from well proportioned accommodation, ample off road parking and good sized gardens to the front and rear with potential to extend, subject to planning consent.

The property briefly comprises of the entrance hall with understairs storage cupboard, sitting room/bedroom four, utility room/w.c., lounge and kitchen/diner. The first floor landing leads to three bedrooms and the house bathroom/w.c. Outside to the front of the property there is a pebbled driveway providing off road parking for several vehicles and a lawned garden and stone paved patio area, fully enclosed by timber fencing. To the rear there is a block paved patio area with composite decked patio area, perfect for outdoor dining and entertaining and tiered planted area with mature tree.

The property is well placed to local amenities including shops, schools and local eateries are nearby, as well as great access to the motorway network which is readily accessible enabling convenience for daily travel further afield. Horbury has greater access to a broader range of amenities as well as Wakefield city centre which is nearby.

Well presented throughout, this property would be ideal for the growing family and an early viewing is highly recommended to avoid disappointment.



**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.

**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





## ACCOMMODATION

### ENTRANCE HALL

UPVC double glazed window to the front, central heating radiator, stairs to the first floor landing and doors to understairs storage cupboard, lounge and sitting room.

### SITTING ROOM/BEDROOM FOUR

10'0" x 11'10" [3.06m x 3.61m]

Fitted storage, two UPVC double glazed windows to the front, central heating radiator, coving to the ceiling and access to downstairs shower room.

### UTILITY/W.C.

8'2" x 3'10" [2.49m x 1.19m]

UPVC double glazed frosted window to the front, chrome ladder style radiator, low flush w.c., pedestal wash basin with mixer tap and tiled splash back. Space and plumbing for a washing machine and tumble dryer.

### LOUNGE

11'0" x 14'9" [max] x 11'3" [min] [3.36m x 4.52m [max] x 3.43m [min]]

An opening through to the kitchen/diner, log

burner with slate hearth, UPVC double glazed window to the rear, central heating radiator with further column central heating radiator.

### KITCHEN/DINER

17'0" x 9'0" [5.2m x 2.75m]

Range of wall and base units with wooden work surface over, ceramic Belfast sink with mixer tap and tiled splash back. Space and plumbing for a Range style cooker with extractor hood above, integrated dishwasher and integrated fridge/freezer. Set of anthracite bi-folding doors and UPVC double glazed window to the side.

### FIRST FLOOR LANDING

Coving to the ceiling, central heating radiator, loft access, UPVC double glazed windows to the front and side. Doors to three bedrooms and the house bathroom.

### BEDROOM ONE

3'7" x 11'8" [1.1m x 3.57m]

UPVC double glazed windows to the front, central heating radiator and coving to the ceiling.

### BEDROOM TWO

8'11" x 12'4" [2.72m x 3.77m]

UPVC double glazed window to the rear and central heating radiator.

### BEDROOM THREE

14'11" x 7'10" [max] x 6'7" [min] [4.56m x 2.41m [max] x 2.01m [min]]

UPVC double glazed window to the rear, central heating radiator and coving to the ceiling.

### BATHROOM/W.C.

9'3" x 9'9" [max] x 8'1" [min] [2.84m x 2.99m [max] x 2.48m [min]]

UPVC double glazed frosted window to the side, chrome ladder style radiator, low flush w.c., ceramic wash basin built into storage unit with mixer tap, stand alone bath with mixer tap and shower head attachment. Separate shower cubicle with overhead shower and glass shower screen. Extractor fan and partially tiled.

### OUTSIDE

To the front of the property there is a pebbled driveway providing off road parking for several vehicles and a lawned garden with planted beds and stone paved patio area, perfect for outdoor dining and entertaining, enclosed by timber fencing. To the rear there is a paved patio area with raised decked patio area and tiered area with mature tree, enclosed by walls and timber fencing.

### 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.