



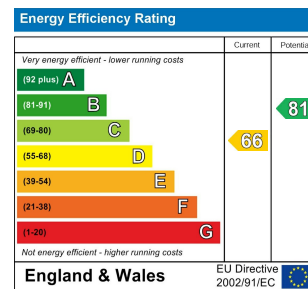
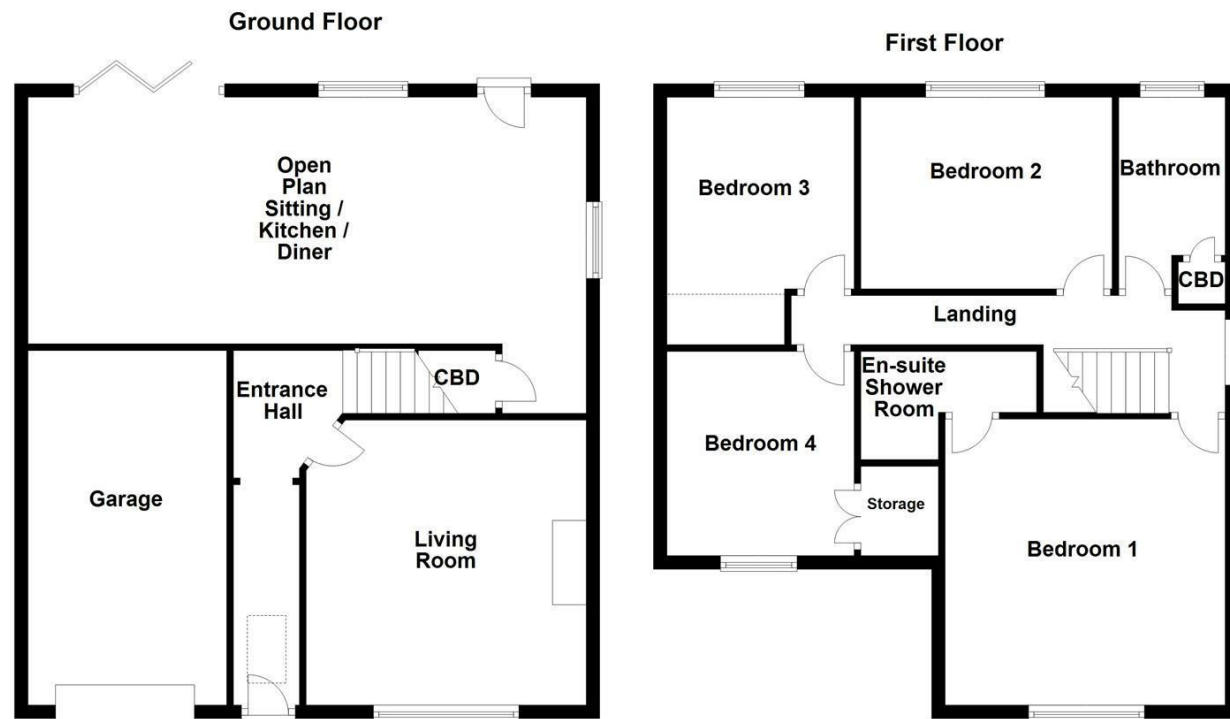
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HORBURY
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NORMANTON
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IMPORTANT NOTE TO PURCHASERS

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.



Woodford Broadowler Lane, Ossett, WF5 0RY

For Sale Freehold Asking Price £449,950

Deceptive from the main roadside is this superbly appointed and attractive four bedroom detached family home with two storey extension to the side benefitting from UPVC double glazing and gas central heating.

The property fully comprises of entrance hall, living room, superb open plan kitchen/dining/family room complete with aluminium bi-folding doors and integral garage. Stairs to the first floor lead to four bedrooms (bedroom one boasting en suite shower room) and modern house bathroom/w.c. Outside there is a pebbled garden to the front providing off street parking for four vehicles leading to the garage. An attractive artificial lawned garden to the rear incorporating timber decked and block paved patio areas, ideal for entertaining purposes.

Situated in the popular part of Ossett the property is well placed to local amenities including shops and schools with local bus routes nearby and Ossetts twice weekly market. There is good access to the motorway network, perfect for those looking to travel further afield.

Simply a fantastic home, ideal for the growing family and deserves an early viewing to fully appreciate the accommodation on offer and to avoid disappointment.



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ACCOMMODATION

ENTRANCE HALL

Composite entrance door into entrance hall. Double glazed skylight window to the front, recess ceiling spotlights, contemporary portrait radiator, quality fitted LVT flooring, doors to the kitchen, garage and living room.

LIVING ROOM

13'7" x 13'10" [4.16m x 4.23m]
UPVC double glazed window to the front, radiator and feature wood burner with Indian stone hearth.



GARAGE

Electric remote controlled garage door with outside entrance pad, light and power.

KITCHEN/DINING/FAMILY ROOM

11'1" x 28'2" [3.65m x 8.61m]
Range of contemporary wall and base units with matching work surface over incorporating stainless steel sink and drainer, integrated wine cooler, fridge and freezer. Integrated washing machine, integrated slimline dishwasher, integrated Neff oven and grill, breakfast island bar with five ring stainless steel gas hob and stainless steel filter hood above. UPVC double glazed windows to the side and rear, double glazed aluminium bi-folding doors to the rear and two contemporary portrait radiators. Recess LED ceiling spotlights, coving the ceiling, door to under-stairs cloaks storage with trap door to storage area and composite door the rear.



FIRST FLOOR LANDING

Two separate loft access with drop down ladder, to boarded storage with UPVC double glazed window to the side, radiator.

BEDROOM ONE

13'11" x 13'7" [4.26m x 4.16m]
UPVC double glazed window to the front, radiator and door to en suite shower room.



EN SUITE SHOWER ROOM/W.C.

8'7" x 2'8" (min) x 5'1" (max) [2.63m x 0.82m (min) x 1.57m (max)]
Fully tiled shower cubicle with mixer shower, low flush w.c., wash basin with granite worktop, fully tiled floor, contemporary portrait radiator and recess LED ceiling spotlights.

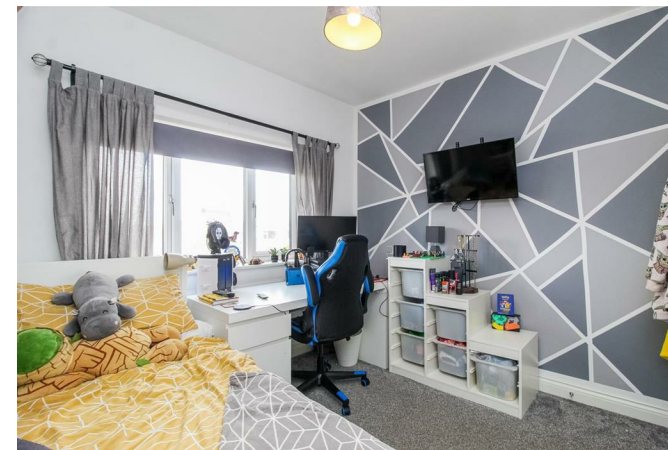


BEDROOM TWO

9'0" x 11'9" [2.75m x 3.59m]
UPVC double glazed window to the rear and radiator.

BEDROOM THREE

8'10" x 9'6" [2.70m x 2.91m]
UPVC double glazed window to the rear, radiator and built in wardrobes with sliding doors.



BEDROOM FOUR

9'6" x 10'0" [2.92m x 3.07m]
Radiator, UPVC double glazed window to the front, sloping roof to one side and storage space.

BATHROOM/W.C.

5'2" x 8'10" [1.59m x 2.71m]
Low flush w.c., pedestal wash basin, panelled bath with electric shower, part tiled walls, UPVC double glazed frosted window to the rear, airing cupboard, heated towel radiator and tiled effect floor.

OUTSIDE

To the front of the property there is gated access to the low maintenance pebbled garden providing off street parking for four vehicles leading to the garage. There is a composite outhouse to the side of the property with lighting and power. Whilst to the rear is an attractive low maintenance artificial lawned garden incorporating two timber decked patio areas and block paved terraced patio area, ideal for entertaining purposes, bar area, timber framed shed and space for a trampoline and swings. There are outside power points to the front, rear, sheds and bar area.



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.