

**WAKEFIELD** | **OSSETT** | **HORBURY**  
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**NORMANTON** | **PONTEFRACT & CASTLEFORD**  
 01924 899 870 | 01977 798 844



**7 Primrose Way, Horbury, Wakefield, WF4 6AW**  
**For Sale Freehold £260,000**

A deceptively spacious four bedroomed semi detached three storey house situated towards the head of a cul-de-sac in this highly sought after area.

With a gas fired central heating system and sealed unit double glazed windows, this comfortable family home is approached via an open entrance porch that leads into a reception hall that has a shower room off to the side. To the rear there is a ground floor bedroom with French doors out to the back garden, alongside a separate utility room. Completing the ground floor accommodation is an integral garage. To the first floor, the living room has a Juliet balcony to the rear and double doors that lead through into a good sized dining kitchen fitted with a range of modern units with integrated cooking facilities. To the second floor, the principal bedroom has an en suite shower room, with the two further bedrooms being served by the family bathroom. Outside, the property has driveway parking leading up to the integral garage to the front. Whilst round to the rear there is a larger garden area with a paved patio, lawn and raised decked sitting area.

The property is situated towards the head of a cul-de-sac in this popular residential area within easy reach of the good range of shops, schools and recreational facilities offered by the centre of Horbury. Horbury itself has ready access to the broader range of amenities in the city centre of Wakefield as well as the national motorway network.

**IMPORTANT NOTE TO PURCHASERS**

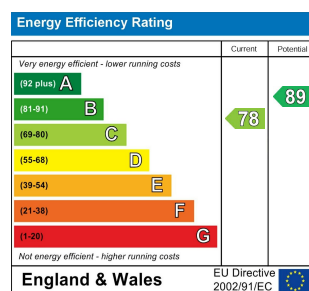
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements to enable them to obtain exact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





#### ACCOMMODATION

##### OPEN ENTRANCE PORCH

Useful store room to the side.

##### RECEPTION HALL

21'3" x 6'2" (max) [6.5m x 1.9m (max)]

Panelled front entrance door, window to the side, central heating radiator and connecting door through to the garage.

##### BEDROOM FOUR

10'9" x 8'6" [3.3m x 2.6m]

Central heating radiator and French doors out to the back garden.



##### SHOWER ROOM/W.C.

9'2" x 21'1" [2.8m x 0.9m]

Frosted window to the side and fitted with a three piece white and chrome suite comprising shower cubicle, pedestal wash basin and low suite w.c. Central heating radiator, electric shaver socket and extractor fan.

##### UTILITY ROOM

6'10" x 6'2" [2.1m x 1.9m]

An external door to the rear and fitted with a range of cupboards with laminate work tops and stainless steel sink unit. Space and plumbing for a washing machine, space for a tumble dryer, wall mounted gas fired central heating boiler and extractor fan. Central heating radiator.

##### INTEGRAL GARAGE

17'4" x 8'6" [5.3m x 2.6m]

Up and over door to the front and connecting door through to the hallway.

##### FIRST FLOOR LANDING

Windows to both the front and side. Central heating radiator and return staircase to the second floor.

##### LIVING ROOM

15'5" x 13'5" [4.7m x 4.1m]

Spanning the rear of the property and having window and French doors with Juliet balcony overlooking the back garden. Central heating radiator and a range of fitted cupboards and shelving concealing provision for a wall mounted television.



##### DINING KITCHEN

14'9" x 8'6" [4.5m x 2.6m]

Window to the front and a range of modern wall and base units with laminate work tops and mosaic tiled splash backs. Inset stainless steel sink unit, stainless steel four ring gas hob with filter hood over, matching built in oven, integrated dishwasher and space for a tall fridge/freezer. Ceramic tiled floor and double central heating radiator.

##### SECOND FLOOR LANDING

Window to the side, central heating radiator, loft access point and built in cylinder cupboard housing the pressurised hot water cylinder.

##### BEDROOM ONE

10'9" x 9'6" (min) [3.3m x 2.9m (min)]

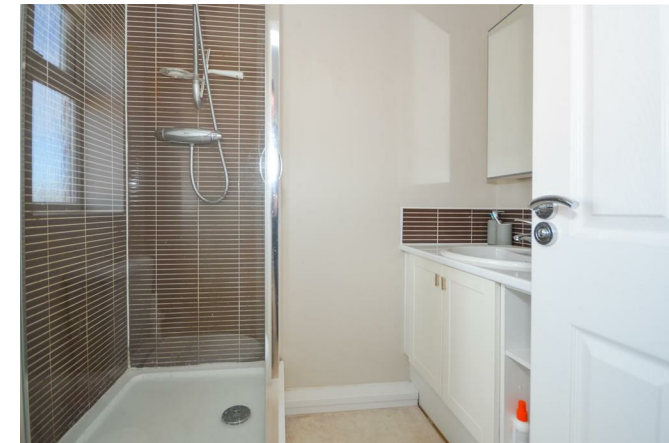
French doors to a Juliet balcony to the front, central heating radiator and an alcove with a range of fitted wardrobes with three mirror fronted sliding doors.



##### EN SUITE/W.C.

6'6" x 5'6" [2.0m x 1.7m]

Frosted windows to the front, part tiled walls and fitted with a three piece suite comprising corner shower cubicle, vanity wash hand with cupboard under and low suite w.c. Electric shaver socket, central heating radiator and extractor fan.



##### BEDROOM TWO

10'9" x 8'6" [3.3m x 2.6m]

Window overlooking the back garden and central heating radiator.



##### BEDROOM THREE

7'10" x 6'6" [2.4m x 2.0m]

Window overlooking the back garden and central heating radiator.

##### FAMILY BATHROOM/W.C.

6'2" x 6'2" [1.9m x 1.9m]

Fitted with a three piece white and chrome suite comprising panelled bath, pedestal wash basin and low suite w.c. Part tiled walls, central heating radiator, electric shaver socket and extractor fan.



##### OUTSIDE

To the front the property has a driveway parking space together with a gravelled area, designed for low maintenance. Round to the rear of the property there is a larger garden with paved patio sitting area, lawn and raised decked sitting 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.