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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

	Current Potentia
Very energy efficient - lower running costs	
(92 plus) A	
<sup>(81-91)</sup> B	84
(69-80)	68
(55-68)	
(39-54)	
(21-38)	
(1-20)	G
Not energy efficient - higher running costs	

#### 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



# Grove Cottage, Daw Lane, Horbury, Wakefield, WF4 5DR

# For Sale Freehold Guide Price £450,000 - £475,000

Grove Cottage is a beautiful period property which is positioned behind timber double gates and is filled with quality fixtures and fittings throughout.

The accommodation benefits from sliding UPVC sash windows throughout along with gas central heating. Briefly comprising; entrance porch perfect for coats and muddy boots, stunning large breakfast kitchen which has granite worktops, integrated appliances and breakfast island. Off the kitchen there is an extended lounge diner with French doors. The first floor has a long landing which provides access to three double bedrooms, spacious house bathroom with twin wash basins, shower cubicle and separate raised bath with granite surround. The prinicpal bedroom benefits from having an en-suite shower room, low level push flush w/c and hand wash basin. Externally the property benefits from a spacious drive with ample space for several cars, a well maintained side garden with patio seating, and further rear garden with space for a summer shed, low maintenance lawns and BBQ area as well as outhouse storage.

This beautiful period property is situated ideally close to Horbury and all the surrounding amenities it has to offer including local schools, cafes and restaurants. It is also ideally placed for surrounding areas and the motorway network for those looking to commute for work. A viewing is highly recommended.





WAKEFIELD 01924 291 294

**OSSETT** 01924 266 555

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# ACCOMMODATION ENTRANCE PORCH 3'10" x 5'2" (1.19m x 1.58m)

Black wood effect composite double glazed door to the front and an oak effect UPVC double glazed window to the side, natural marble tiled floor leading through into the breakfast kitchen.

### BREAKFAST KITCHEN 20'5" x 16'2" (6.24m x 4.94m)

Beautiful light and airy breakfast kitchen benefitting from three oak finished UPVC double glazed sliding sash windows. A further oak effect UPVC double glazed door opens out onto the tiered rear garden. The kitchen has a comprehensive range of cream shaker style base and wall units with aluminium handles and granite worktops, display cabinets, integrated four ring ceramic hob with hood above, integrated electric oven below, integrated dishwasher, free standing fridge freezer and plumbing for automatic washing machine. Mosaic tiled splash backs and an inset Franke moulded sink and drainer unit with chrome mixer tap. The focal point of the kitchen is the central contrasting island unit incorporating two large pull-out pan drawers with cupboards to either side and a granite work surface above extending into a breakfast bar with seating for at least five people with downlighting. There is a feature fireplace housing a cast iron wood burning stove with tiled back and stone hearth. Polished marble tiled floor, central heating radiator, fixed inset spotlights and useful understairs storage cupboard.

# LOUNGE/DINING ROOM 25'5" x 16'2" (7.75m x 4.94m)

The spacious living room has been extended by its current owner and has two oak effect UPVC double glazed sliding sash windows to the front elevation along with French doors. Having period features such as exposed ceiling beams and impressive gas fired cast iron stove with exposed brick surround this is room is perfect for entertaining.





FIRST FLOOR LANDING Staircase with part panelled walls leads off the breakfast kitchen and has a

feature arched UPVC double glazed window to the rear in oak effect finish with a further oak effect UPVC double glazed window over. The landing leads off to three double bedrooms, large family bathroom and provides three loft access points, two with fitted ladders to boarded out loft space.

# PRINCIPAL BEDROOM 16'2" x 13'8" (4.94m x 4.19m)

Oak effect UPVC double glazed sliding sash window to the front elevation, carpeted flooring, en-suite shower room and central heating radiator. Benefitting from two large floor to ceiling built in wardrobes plus further storage cupboard.



# EN SUITE/W.C. 7'3" x 6'10" [2.23m x 2.10m]

Corner shower unit with glass screen, low level push flush w/c, chrome radiator and hand wash pedestal sink.

#### BEDROOM TWO 11'8" x 9'9" (3.56m x 2.99m)

A double bedroom with an oak effect UPVC double glazed sliding sash window to the front, inset spotlights to the ceiling, carpeted flooring and storage cupboard. Central heating radiator.



# BEDROOM THREE 9'9" x 9'3" (2.99m x 2.82m)

Currently being used as an office; Oak effect UPVC double glazed sliding sash window at the front, loft access with loft ladder, tongue and groove effect laminate flooring. Central heating radiator.

# BATHROOM/W.C. 16'2" x11'1" (4.94m x3.39m)

Impressive bathroom, an oak effect UPVC double glazed sliding sash window to the front. Twin vanity wash basins with chrome mixer taps, granite work surfaces and with inset spotlights. Extensive built in storage cupboards and a low-level push flush w.c. with concealed cistern. Separate shower enclosure with T-bar thermostatic shower and extractor fan with inset spotlights above. A large walk-in double ended panelled bath with



chrome swan neck mixer tap with granite surround. There is a low tiled walls and floor. A further wall mounted extractor fan, and two chrome central heating radiators.



# OUTSIDE

To the front of the property, timber double gates welcome you from Daw Lane onto the large block paved courtyard providing ample parking for several vehicles. There are well stocked and planted borders to either side, a garden shed and feature period stone walls. A wrought iron gate leading up some steps through into the side garden, which is a generous size, laid mainly to lawn with mature trees and shrubs with a pergola covered Yorkshire stone seating area perfect for al fresco dining There is a further private garden to the rear of the property which provides secure boundary fencing to all sides, a large Yorkshire stone paved patio seating area, lawned area, mature plants and shrubs, external brick built out building and a large summer house with French doors and windows.



# COUNCIL TAX BAND

The council tax band for this property is E.

### 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

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