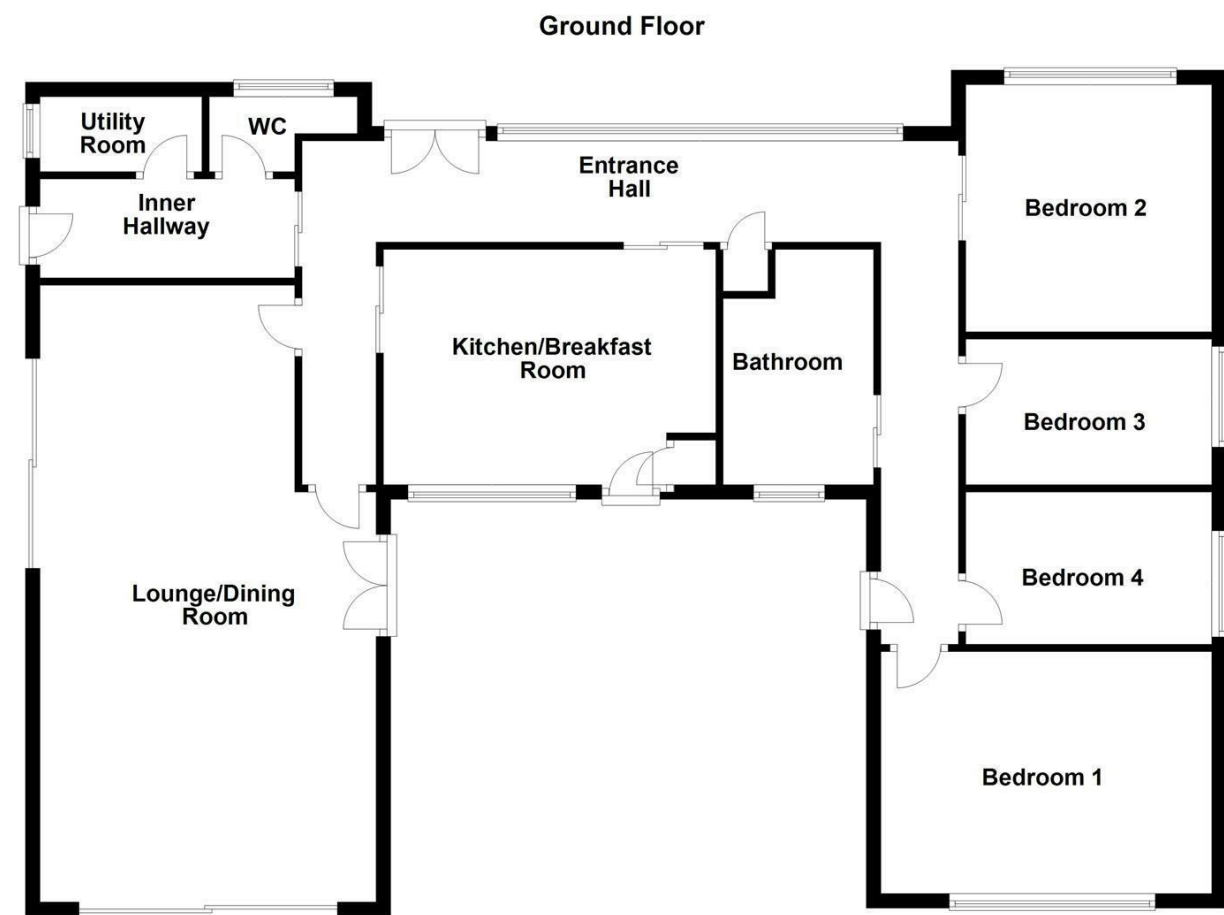


IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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



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



1 Matty Marsden Lane, Horbury, Wakefield, WF4 6EY

For Sale Freehold Offers Over £450,000

Enjoying a backwater location with superb far-reaching views over paddocks, fields and adjoining countryside is this individually designed four bedroom detached bungalow with an integral double garage, set on a generous plot extending towards approximately one third of an acre.

The accommodation briefly comprises spacious entrance hall, large lounge/dining room, kitchen/diner, inner hallway with access to the separate w.c. and utility room/office, four bedrooms and the bathroom/w.c. With the majority of rooms having UPVC double glazing and gas central heating.

Outside, offering lawned gardens to three sides incorporating a timber shed and cabin. Gated access to a block paved driveway provides ample off street parking which in turn leads to an integral double garage beneath the main bungalow, with electrically operated door. Block paved courtyard enjoys an elevated position with access from the lounge, kitchen and main bedroom, taking full advantage of the open views.

Enjoying a tucked away position in Horbury, the property is well placed for access to local amenities including shops, schools, bus routes nearby and good access to the motorway network for those wishing to commute further afield.

Offering huge potential to extend or develop further (subject to planning permission), a fantastic opportunity for the growing family which truly deserves a viewing to fully appreciate the accommodation and the potential this home has to offer.



ACCOMMODATION

ENTRANCE HALL

UPVC double glazed French doors leading into the entrance hall from the front. UPVC double glazed windows and airing cupboard. Further external aluminium framed door leading out to the rear courtyard. Three radiators.

LOUNGE/DINING ROOM

28'3" x 16'0" [8.62m x 4.88m]

Two sets of UPVC double glazed sliding patio doors leading out to the gardens and a further set of aluminium framed double glazed French doors leading out to the courtyard. Wall mounted electric heater, wall mounted feature electric fire and two radiators.



KITCHEN DINER

14'7" x 10'6" [4.47m x 3.22m]

Comprising a range of wall and base units with work surface over incorporating 1.5 bowl sink and drainer, plumbing for a washing machine, integrated oven and grill, four ring electric hob, space for a fridge/freezer, tile effect flooring, radiator, tiled splash backs, built-in storage cupboard/pantry, UPVC double glazed sliding window and UPVC door leading out to the courtyard.



INNER HALLWAY

UPVC side entrance door, loft hatch and access to the separate w.c. and utility room/office. Radiator.

SEPERATE W.C.

Low flush w.c. and pedestal wash basin. UPVC double glazed window.

UTILITY ROOM/ OFFICE

7'11" x 4'2" [2.42m x 1.28m]

UPVC double glazed window, radiator and condensing combination boiler.

BATHROOM/W.C.

9'9" x 6'8" [2.99m x 2.04m]

Four piece suite comprising shower cubicle with electric shower, sunken bath, low flush w.c. and wash basin set into a vanity unit. Fully tiled walls and floor, spotlights, UPVC double glazed frosted window and a wall mounted heated towel rail.



BEDROOM ONE

14'11" x 10'10" [4.57m x 3.32m]

UPVC double glazed sliding window and radiator.



BEDROOM TWO

11'0" x 10'4" [3.37m x 3.16m]

UPVC double glazed sliding window and radiator.



BEDROOM THREE

11'0" x 6'8" [3.37m x 2.04m]

UPVC double glazed window and radiator.

BEDROOM FOUR

11'1" x 6'9" [3.38m x 2.06m]

UPVC double glazed window and radiator.

OUTSIDE

The property boasts superb south-west facing far-reaching views over adjoining paddocks, fields and countryside beyond. Situated in a generous sized plot extending towards one third of an acre, there are lawned gardens to three sides incorporating timber shed and cabin. Gated access to a block paved driveway provides ample off street parking which in turn leads to an integral double garage beneath the main bungalow, with electrically operated door. Block paved courtyard enjoys an elevated position with access from the lounge, kitchen and main bedroom, taking full advantage of the open views.

COUNCIL TAX BAND

The council tax band for this property is E.

FLOOR PLAN

This floor plan is intended as a rough guide only and is not to be intended as an exact representation and should not be scaled. We cannot confirm the accuracy of the measurements or details of this floor plan.

EPC RATING

To view the full Energy Performance Certificate please call into one of our local offices.

VIEWINGS

To view please contact our Ossett office and they will be pleased to arrange a suitable appointment.