Richard Kendall Estate Agent

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2 Horbury View, Ossett, Wakefield, WF5 0FA

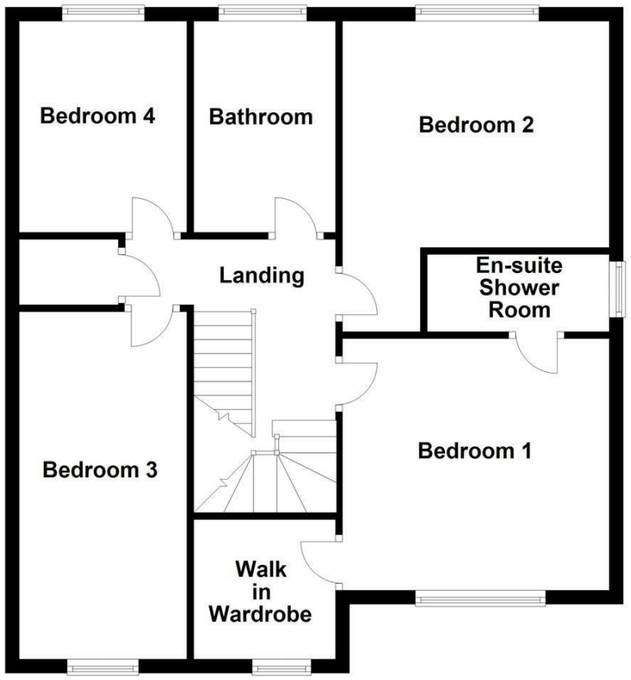
For Sale Freehold £525,000

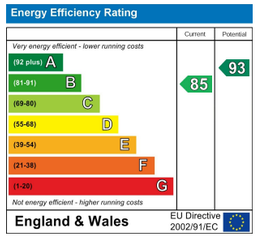
Situated on a modern and sought after development, this new build detached family home offers spacious and versatile accommodation arranged over three floors, featuring six bedrooms, three bathrooms, and high quality finishes throughout. Benefitting from UPVC double glazing, gas central heating, and carpets included, the property also boasts an enclosed rear garden, off street parking, and an integral garage.

The ground floor comprises a welcoming entrance hall, spacious living room, a modern open plan kitchen/diner with bi-folding doors leading to the rear garden, a downstairs w.c., and integral garage access. To the first floor, the landing leads to four well proportioned bedrooms, including the principal suite with walk-in wardrobes and an en suite shower room, in addition to a contemporary family bathroom. The second floor provides two further double bedrooms and a modern shower room, ideal for guests or teenagers. Externally, the property features a lawned front garden and a driveway providing off street parking leading to the integral garage, while to the rear there is a good sized, enclosed lawned garden with an Indian stone patio, perfect for outdoor dining and entertaining.

Located close to Ossett town centre, the property is well served by a range of amenities including shops, schools, and a bus station, with excellent transport links via junction 40 of the M1 motorway for those commuting further afield. Horbury town centre is also within easy reach, offering additional amenities and facilities.

First Floor





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

ENTRANCE HALL
Composite front entrance door leading into the entrance hall. Staircase to the first floor landing and access to the living room, downstairs w.c. and kitchen/diner.

LIVING ROOM
13'11" x 12'7" max plus bay (4.23 x 3.83 max plus bay)
UPVC double glazed walk-in square bay window to the front and access to the kitchen/diner.

KITCHEN/DINER
27'10" x 12'11" (8.48 x 3.94)
UPVC double glazed window to the rear, composite side entrance door and feature double glazed bi-folding doors to the rear garden.

UNDERSTAIRS DOWNSTAIRS W.C.
To be confirmed.

FIRST FLOOR LANDING
Staircase to the second floor landing, storage cupboard and doors to four bedrooms and the house bathroom/w.c.

BEDROOM ONE
12'6" x 11'9" (3.80 x 3.58)
UPVC double glazed window to the front and doors to walk-in wardrobe and en suite shower room/w.c.

WALK-IN WARDROBE
6'5" x 6'3" (1.95 x 1.91)
UPVC double glazed window to the front.

EN SUITE SHOWER ROOM/W.C.
8'6" x 3'7" (2.58 x 1.10)
UPVC double glazed frosted window to the side.

BEDROOM TWO
12'4" x 10'10" plus walk in area (3.77 x 3.31 plus walk in area)
UPVC double glazed window to the rear.

BEDROOM THREE
16'2" x 7'11" (4.94 x 2.42)
UPVC double glazed window to the front.

BEDROOM FOUR
10'3" x 11'4" max (3.13 x 3.46 max)
UPVC double glazed window to the rear.

HOUSE BATHROOM/W.C.
10'1" x 6'6" (3.08 x 1.99)
UPVC double glazed window to the rear.

SECOND FLOOR LANDING
Doors to two further bedrooms and shower room/w.c.

BEDROOM FIVE
15'0" x 13'3" max (4.58 x 4.04 max)
UPVC double glazed window to the front and double glazed skylight window to the rear.

BEDROOM SIX
15'0" x 8'0" max (4.57 x 2.45 max)
Double glazed skylight window to the rear.

SHOWER ROOM/W.C.
6'1" x 6'0" max (1.85 x 1.83 max)
Double glazed skylight window to the rear.

OUTSIDE
There is a lawned garden to the front and a driveway provides off street parking leading to the integral garage, whilst to the rear there is a good sized, enclosed lawned garden with Indian stone paved patio ideal for entertaining.

PLEASE NOTE
Horbury View is a private road that has not yet been fully completed. The work needed to finish the road will ultimately be paid for by all the homeowners, who will each contribute to the total cost. To cover the seller's share of this contribution, they will deduct an agreed amount from the sale price of the house.

COUNCIL TAX BAND
The council tax band for this property is F.

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.