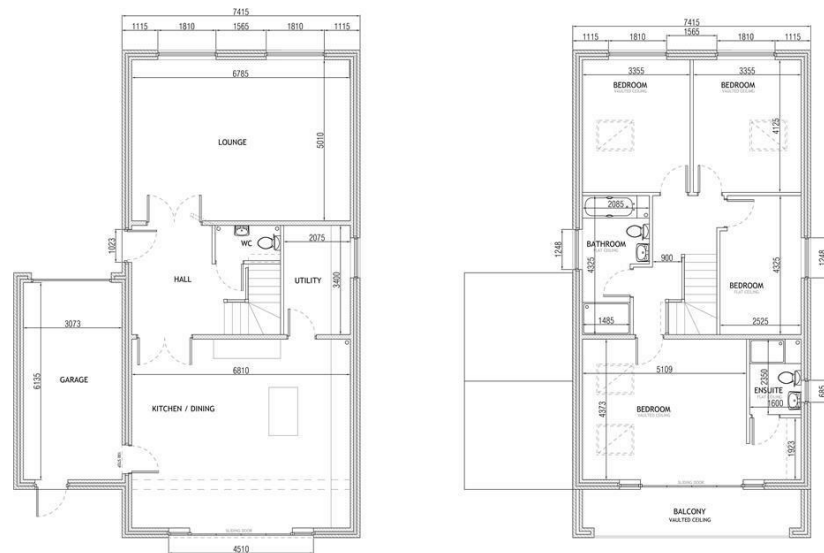




We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements to enable them to obtain exact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

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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92 plus A			
(91-91) B			
(89-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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.

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.

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.



For Sale Freehold £600,000

Two bespoke new build four bedroom contemporary style detached family homes set in a fantastic position on the fashionable southern fringe of Horbury, enjoying far reaching views to the rear. These high specification homes, built by a renowned low volume developer, offer buyers the opportunity to experience a 'self build' feel without the complications, allowing input into design decisions throughout the build, with completion of the first house anticipated towards January 2027.

The properties will be constructed to high standards with modern insulation, energy efficient heating systems and underfloor heating throughout the ground floor. A side entrance will lead into a central reception hall with guest W.C. off, with double doors opening into both the living room and a spacious living dining kitchen spanning the rear, with French doors to the garden. A separate utility room and attached garage complete the ground floor. To the first floor, the principal bedroom will feature a vaulted ceiling and French doors onto a balcony enjoying the southerly views, with adjoining dressing area and en suite. There are three further well proportioned bedrooms and a modern family bathroom. Externally, the homes sit on generous plots with south facing rear gardens and driveway parking leading to attached garages.

Situated on the southern side of Southfield Lane, the properties are ideally located for Horbury's range of shops, schools and amenities, with excellent access to Wakefield, Leeds and the motorway network.



ACCOMMODATION

RECEPTION HALL

Side entrance door, staircase to the first floor and double doors leading to both the living room and living dining kitchen.

GUEST W.C.

Fitted with a two piece cloakroom suite.

LIVING ROOM

22'3" x 16'4" [6.80m x 5.00m]

Two windows to the front elevation.

LIVING DINING KITCHEN

22'3" x 19'0" [6.80m x 5.80m]

A spacious open plan room fitted with a range of contemporary units with central island, integrated appliances and quartz or granite worktops, with French doors opening to the rear garden.

UTILITY ROOM

11'1" x 6'10" [3.40m x 2.10m]

Window to the side, fitted with high specification Bosch appliances and matching worktops.

FIRST FLOOR LANDING

PRINCIPAL BEDROOM

16'8" x 14'5" [5.10m x 4.40m]

Vaulted ceiling with Velux style roof lights and French doors leading onto a south facing balcony, enjoying far reaching views, with access to dressing area and en suite.

EN SUITE SHOWER ROOM/W.C.

7'10" x 5'2" [2.40m x 1.60m]

Window to the side, fitted with a three piece suite comprising shower cubicle, wash basin and W.C.

BEDROOM TWO

13'5" x 11'1" [4.10m x 3.40m]

Vaulted ceiling with roof lights and window to the front.

BEDROOM THREE

13'5" x 11'1" [4.10m x 3.40m]

Vaulted ceiling with roof lights and window to the front.

BEDROOM FOUR

14'1" x 8'2" [4.30m x 2.50m]

Window to the side.

FAMILY BATHROOM/W.C.

14'1" x 6'10" [4.30m x 2.10m]

Window to the side, fitted with a four piece suite comprising panel bath with shower attachment, separate shower cubicle, wash basin and W.C.

ATTACHED GARAGE

20'0" x 10'2" [6.10m x 3.10m]

Up and over door to the front with personal doors to the rear garden and living dining kitchen.

OUTSIDE

Each property will benefit from driveway parking leading to the attached garage. The front and rear gardens will be landscaped with paved patio seating areas and lawned gardens to the rear.

VIEWINGS

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

SOLAR PANELS OWNED

The property benefits from a system of solar panels which we are advised are owned outright and not subject to a lease agreement.



FRONT ELEVATION



SIDE ELEVATION



SIDE ELEVATION



REAR ELEVATION

