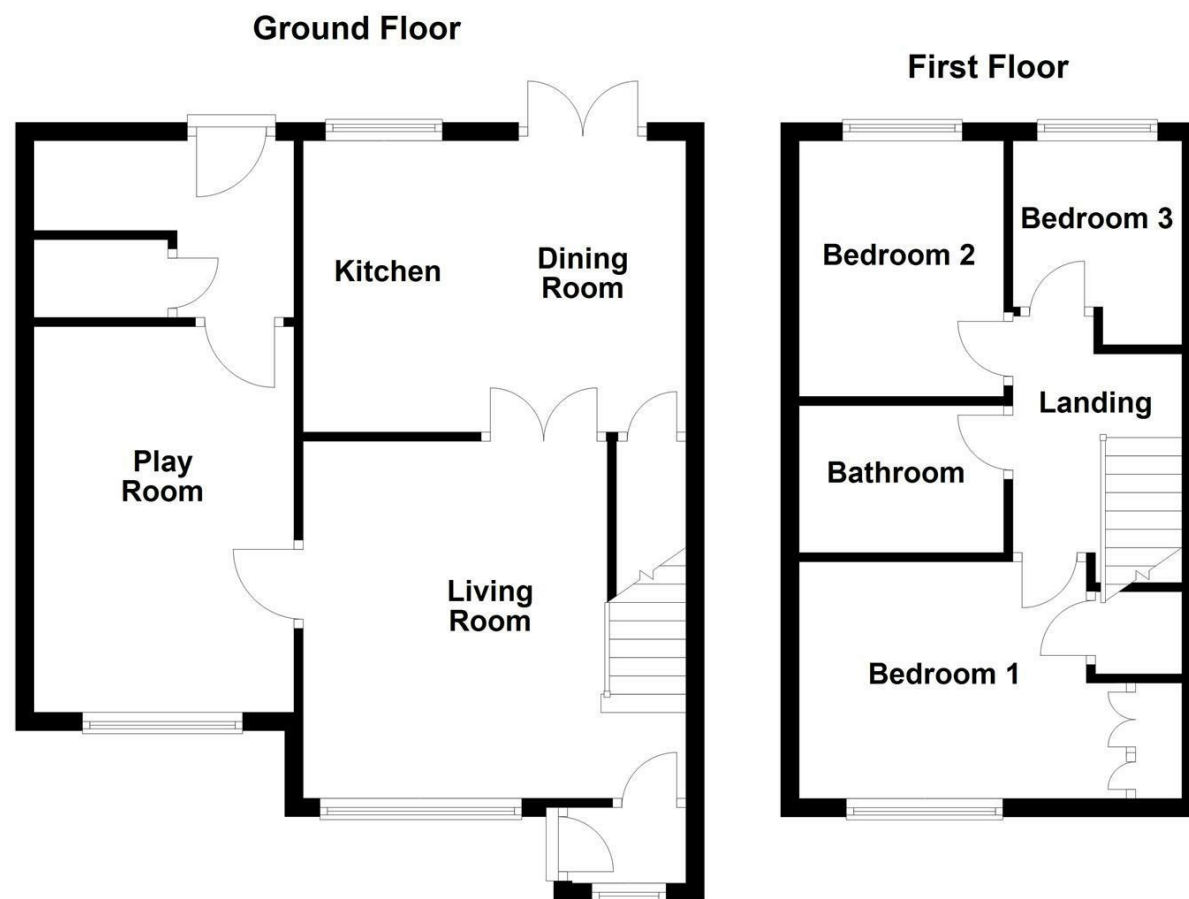




WAKEFIELD | **OSSETT** | **HORBURY**
 01924 291 294 | 01924 266 555 | 01924 260 022
NORMANTON | **PONTEFRACT & CASTLEFORD**
 01924 899 870 | 01977 798 844



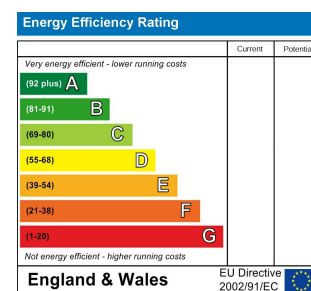
19 Shelley Court, Horbury, Wakefield, WF4 5QD
For Sale Freehold £260,000

A fantastic opportunity to acquire this extended three bedroom semi detached family home, situated in the highly sought after village of Horbury. Offering spacious and versatile accommodation throughout, the property benefits from a modern open plan kitchen diner, a single storey side extension, three bedrooms and a beautifully landscaped south east facing rear garden.

The accommodation briefly comprises a welcoming entrance porch leading into the living room, with staircase access to the first floor and openings through to both the playroom and the impressive kitchen diner. The kitchen diner is fitted with a range of modern units, integrated appliances and a breakfast bar, with UPVC patio doors opening onto the rear garden, creating an ideal space for modern family living and entertaining. The playroom, positioned within the side extension, provides flexible additional living space and leads through to a useful utility room and downstairs WC. The utility room also benefits from access to the rear garden and houses the Ideal combination boiler. To the first floor, the landing provides loft access and leads to two generous double bedrooms, a third single bedroom, which would also make an ideal home office, study or dressing room, and a contemporary three piece family bathroom. Externally, the property enjoys a block paved driveway to the front, providing off road parking, with additional parking available to the side. To the rear is a beautifully landscaped south east facing garden, designed with low maintenance in mind and incorporating a flagged patio area, artificial lawn and a timber decked seating area, ideal for outdoor dining and entertaining. The garden is fully enclosed by timber fencing, providing a safe and private environment for families and pets.

Horbury remains one of the area's most desirable residential locations, offering an excellent range of local amenities including independent shops, cafés, restaurants and well regarded public houses. The property is also ideally positioned for highly regarded primary and secondary schools, including Horbury Academy, whilst enjoying convenient access to countryside walks and excellent motorway links for commuters.

This superb home is perfectly suited to first time buyers, professional couples and growing families alike. Only a full internal inspection will fully appreciate the space, quality and lifestyle opportunity on offer. Early viewing is highly recommended.



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

Accessed via a composite front entrance door, with UPVC double glazed frosted window to the front elevation, lino flooring and opening through to the living room.

LIVING ROOM

12'7" x 13'5" [3.85m x 4.11m]

Carpeted flooring, central heating radiator, UPVC double glazed window to the front elevation, staircase leading to the first floor landing, double doors opening into the kitchen diner and a further opening into the playroom.



KITCHEN DINER

14'5" x 10'1" [4.4m x 3.09m]

Fitted with a range of shaker style wall and base units with

laminated work surfaces, ceramic sink and drainer with mixer tap, integrated oven, integrated combi oven, Hotpoint five ring gas hob with extractor hood above, integrated fridge and integrated washing machine. UPVC double glazed window to the rear elevation, UPVC patio doors leading out to the rear garden, central heating radiator, spotlights to the ceiling, breakfast bar and understairs storage cupboard.

PLAY ROOM

14'5" x 6'9" [4.4m x 2.07m]

Carpeted flooring, central heating radiator, spotlights to the ceiling, UPVC double glazed window to the front elevation and opening through to the utility room/WC.



W.C.

3'9" x 3'4" [1.15m x 1.02m]

Fitted with a low flush WC and wash hand basin with mixer tap. Chrome heated towel radiator, lino flooring, loft access and spotlighting to the ceiling.

FIRST FLOOR LANDING

6'2" x 8'0" [1.88m x 2.45m]

Carpeted flooring, central heating radiator, loft access and doors leading to three bedrooms and the house bathroom.

BEDROOM ONE

13'3" x 8'1" [4.04m x 2.48m]

Carpeted flooring, central heating radiator, UPVC double glazed window to the front elevation and useful overstairs storage cupboard.



BEDROOM TWO

8'11" x 6'11" [2.73m x 2.13m]

Carpeted flooring, central heating radiator and UPVC double glazed window to the rear elevation.



BEDROOM THREE

5'10" x 5'7" [1.79m x 1.72m]

Carpeted flooring, central heating radiator and UPVC double glazed window to the rear elevation.

BATHROOM/W.C.

4'8" x 6'10" [1.44m x 2.1m]

Fitted with a panel bath with mixer tap and shower attachment,

pedestal wash basin with mixer tap and low flush WC. Chrome heated towel radiator, tiled flooring, floor to ceiling wall tiling around the bath area, extractor fan and spotlights to the ceiling.



OUTSIDE

To the front, the property benefits from a block paved driveway providing off road parking for one vehicle, together with a further tarmac driveway offering an additional parking space. To the rear is an enclosed south facing landscaped garden incorporating a flagged patio area, timber decked seating area and artificial lawn, creating an ideal space for outdoor dining, entertaining and relaxation.



COUNCIL TAX BAND

The council tax band for this property is C.

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.