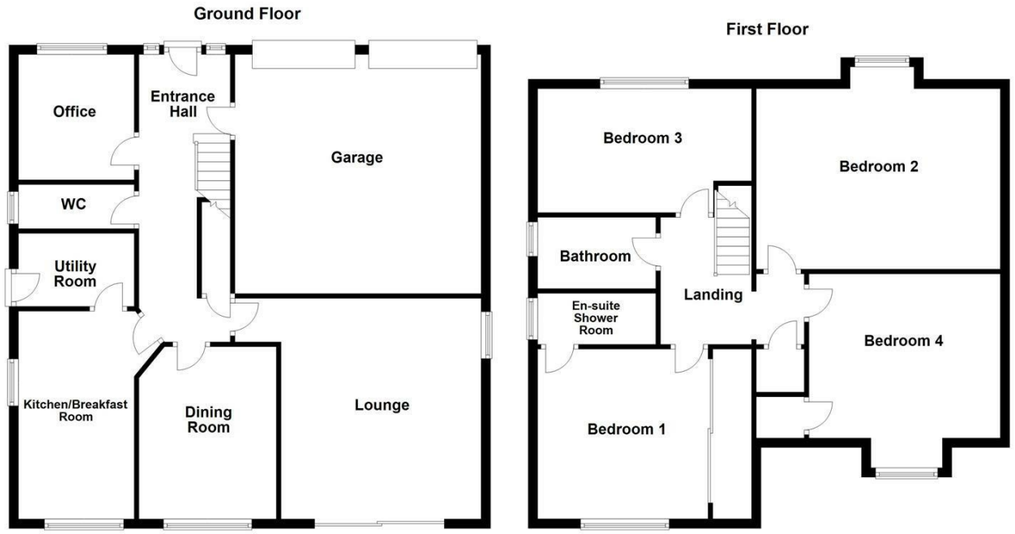


IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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

Richard Kendall Estate Agent

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



37 Laburnum Grove, Horbury, Wakefield, WF4 6HG

For Sale Freehold £580,000

Situated on this cul-de-sac location in a popular part of Horbury and deceptive from the front is this well appointed four bedroom executive detached home benefitting from UPVC double glazing and gas central heating.

The property fully comprises of entrance hall, downstairs w.c., office, kitchen/breakfast room, utility room, dining room and spacious lounge. Stairs to the first floor lead to four double bedrooms (bedroom one with en suite shower facilities) and contemporary house bathroom/w.c. All the rear facing windows enjoy far reaching views towards Emley Mast. Outside, low maintenance block paved garden to the front with plants and shrubs bordering and driveway providing off street parking leading to the double integral garage with twin electric operated roller doors. To the rear is an attractive lawned garden incorporating block paved terrace patio with plants, trees and shrubs bordering, enjoying a good degree of privacy.

Horbury plays host to a range of amenities including shops and good schools with local bus routes nearby and having good access to the motorway network.

A fantastic property and properties on this road rarely come to the open market. Would make an ideal home for the growing family and truly deserves an early viewing to fully appreciate the accommodation on offer and to avoid disappointment.



ACCOMMODATION

ENTRANCE HALL
UPVC entrance door with frosted window panels, radiator, door to integral garage, coving to the ceiling, stairs to the first floor landing, doors to an understairs storage cupboard, the office, w.c., lounge, dining room and kitchen.

OFFICE
8'0" x 8'1" (2.46m x 2.62m)
UPVC double glazed window to the front and radiator. The office furniture is also included within the sale.



W.C.
Low flush w.c., vanity wash hand basin, heated towel radiator, part tiled walls, fully tiled floor and UPVC double glazed frosted window to the side.

KITCHEN/BREAKFAST ROOM
10'5" (max) x 8'7" (min) x 14'6" (3.20m (max) x 2.63m (min) x 4.44m)
Range of modern fitted walls and base units with granite work surface over incorporating 1 ½ sink and drainer, integrated dishwasher, integrated fridge, five ring gas hob, integrated double oven and grill with stainless steel filter hood above and tiled walls. Under cupboard lighting, UPVC double glazed windows to the rear and side. Granite breakfast bar area, radiator, recess ceiling spotlights, display cabinets, drawers down the base units and door to the utility room.

UTILITY
5'1" x 8'7" (1.57m x 2.62)
Range of wall and base units with work surface over incorporating stainless steel sink and drainer with mixer tap, plumbing for a washing machine, space for a dryer and space for a freezer. Baxi condensing boiler. UPVC door to the side and radiator.

DINING ROOM
11'8" x 9'3" (3.56m x 2.82m)
UPVC double glazed window to the rear, radiator and coving to the ceiling.

LOUNGE
16'5" (max) x 13'9" (min) x 15'5" (5.02m (max) x 4.21m (min) x 4.71m)
Gas fire with attractive full marble fire surround, two radiators and UPVC double glazed window to the side. Sliding patio doors to the rear.



INTEGRAL DOUBLE GARAGE
16'8" x 17'4" (5.10m x 5.30m)
Light and power, twin electric operated roller doors.

FIRST FLOOR LANDING
Loft access, doors to the heated airing cupboard, four bedrooms and the bathroom.

BEDROOM ONE
11'3" x 13'2" (min) x 14'11" (max) (3.45m x 4.02m (min) x 4.56m (max))
Fitted wardrobes with sliding mirror doors, UPVC double glazed window to the rear, radiator and door to the en suite shower room.



EN SUITE SHOWER ROOM/W.C.
3'5" x 8'2" (1.05m x 2.51m)
Three piece Villeroy & Boch suite comprising shower cubicle with mixer shower and extractor fan, wash basin, concealed cistern low flush w.c., fully tiled walls and floor. Heated chrome towel radiator, large cabinet with touchlight, UPVC double glazed frosted window to the side and recess LED spotlights.



BEDROOM TWO
16'7" x 13'6" (max) (5.08m x 4.12m (max))
Radiator, UPVC double glazed window to the front and fitted wardrobes with sliding mirror doors and dressing table area.



BEDROOM THREE
8'11" x 14'10" (2.72m x 4.54m)
Overstairs bulkhead, fitted wardrobes, UPVC double glazed window to the front and radiator.

BEDROOM FOUR
12'3" x 13'6" (3.75m x 4.12m)
UPVC double glazed window to the rear, radiator and door to storage cupboard.

BATHROOM/W.C.
8'2" x 4'11" (2.51m x 1.52m)
Three piece Villeroy & Boch suite comprising larger than average contemporary tiled bath, low flush w.c., and wash basin. Fully tiled walls and floor. Heated chrome towel radiator, UPVC double glazed frosted window to the side and recess LED spotlights. Large cabinet with touch light.



OUTSIDE
To the front is a driveway providing off street parking for four cars leading to integral double garage with twin electric operated doors and low maintenance block paved garden to the front with plants and shrubs bordering. Concealed bin enclosure. To the rear is an attractive South facing lawned garden, well stocked with mature plants, trees and shrubs bordering incorporating block paved terrace patio area. There is an external electric awning in the patio doors with wind sensors. Garden shed and greenhouse. Outside water supply.



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.