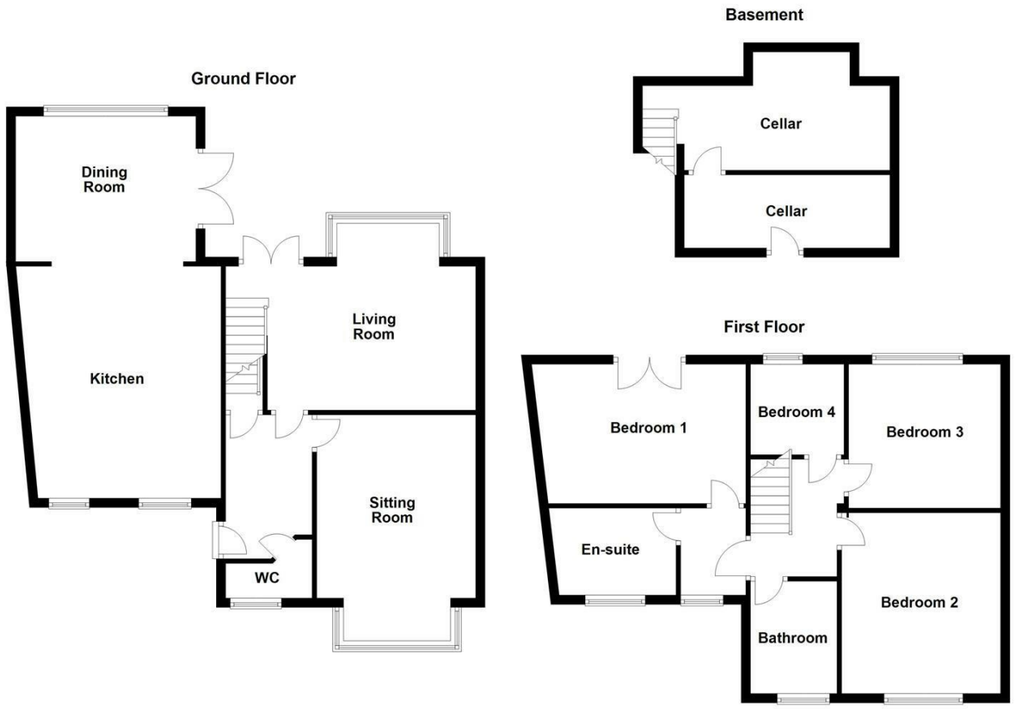
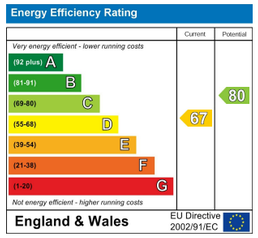




IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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



1 Jenkin Lane, Horbury, Wakefield, WF4 6HA

For Sale Freehold Offers In The Region Of £585,000

Presented to a stunning standard, this lovely family home has been extended and improved to create a stylish property set in a backwater position commanding fantastic far-reaching views over the valley

With sealed unit double glazed windows, a gas fired central heating system and air conditioning to key rooms, this high specification home is approached via a welcoming reception hall that has a guest toilet off to the front. There is a formal sitting room with a bay window to the front, and a separate main living room taking full advantage of the stunning views to the rear. The large kitchen has integrated appliances and a lovely island unit, and flows through into a separate dining room that also enjoys the southerly rear views. The first floor has a principal bedroom suite with a dressing room and an ensuite, with three further bedrooms served by the family bathroom. Outside, to the front there is a parking/turning area for several vehicles and to the rear a large garden area on the south facing slope. Immediately outside the living and dining rooms is a terrace with steps down to a large gazebo and a hot tub. The well stocked gardens continue down the slope culminating in a detached contemporary summerhouse.

This gorgeous family home is situated in something of a backwater position yet within easy reach of the good range of shops, schools and recreational facilities on offer in the centre of Horbury. A broader range of amenities are available in the nearby City Centre of Wakefield and the national motorway network is close at hand.



ACCOMMODATION

RECEPTION HALL
10'2" x 5'10" (3.1m x 1.8m)
Composite entrance door, ceramic tiled floor, double central heating radiator and useful understairs store.

W.C.
6'10" x 3'11" (max) (2.1m x 1.2m (max))
Fitted with a two piece white and chrome cloakroom suite comprising low suite w.c. and pedestal wash basin. Window to the front, part vinyl panelled wall, double central heating radiator and extractor fan.

SITTING ROOM
12'9" x 11'1" (3.9m x 3.4m)
Square bay window to the front, double central heating radiator and wood strip flooring.

LIVING ROOM
15'1" x 10'2" (min) (4.6m x 3.1m (min))
Square bay window and double French doors taking full advantage of the views across the gardens and valley beyond to the rear. Contemporary style cast iron wood burning stove, provision for a wall mounted television, double central heating radiator and wood effect vinyl flooring. Stairs to the first floor.

KITCHEN
16'0" x 14'9" (4.9m x 4.5m)
Fitted with a bespoke range of modern wall and base units finished to a lovely standard with quartz work surfaces and matching upstands, as well as a matching island unit. Inset composite sink unit, four ring Zanussi induction hob with quartz stone splash back and filter hood over. Built in double oven and grill, space and plumbing for a side-by-side American style fridge/freezer, integrated dishwasher, ceramic tiled floor and vertical central heating radiator. Two windows to the front and an archway through to the adjoining dining room. Large walk in cupboard housing the Valiant gas fired central heating boiler and pressurised hot water cylinder.

DINING ROOM
12'9" x 10'2" (3.9m x 3.1m)
Large picture windows to the rear and French doors out the patio at the side. Double central heating radiator, air conditioning cassette, provision for a wall mounted television and continuation of the ceramic tiled floor.

FIRST FLOOR LANDING
Loft access point.

BEDROOM ONE DRESSING ROOM
4'11" x 4'7" (1.5m x 1.4m)
Window to the front.

BEDROOM ONE
14'5" x 13'5" (max) (4.4m x 4.1m (max))
French doors to the roof terrace at the rear, double central heating radiator, air conditioning cassette, provision for a wall mounted television and full width range of fitted wardrobes with four sliding doors.

EN SUITE SHOWER ROOM/W.C.
8'6" x 4'11" (max) (2.6m x 1.5m (max))
Fitted to a lovely standard with a three piece suite comprising corner shower cubicle with glazed screen, pedestal wash basin and low suite w.c. Tiled walls, frosted window to the front, extractor fan and chrome ladder style heated towel rail.

BEDROOM TWO
12'9" x 11'1" (3.9m x 3.4m)
Window to the front, central heating radiator, provision for a wall mounted television and panelled wall.

BEDROOM THREE
11'1" x 10'2" (3.4m x 3.1m)
Window to the rear taking full advantage of the far reaching views, central heating radiator, panelled wall, built in wardrobe and provision for a wall mounted television.

BEDROOM FOUR
6'6" x 6'6" (max) (2.0m x 2.0m (max))
Window taking full advantage of the views to the rear, double central heating radiator, wood effect flooring and built in overstairs linen cupboard.

BATHROOM/W.C.
7'10" x 6'2" (2.4m x 1.9m)
Fitted to a good standard with a four piece white and chrome suite comprising panelled bath with shower attachment over, separate shower cubicle with glazed screen, vanity wash basin with drawers under and low suite w.c. Frosted window to the front, fully tiled walls and floor. Contemporary style heated towel rail and extractor fan.

OUTSIDE
To the front the property has a private parking and turning area for several vehicles to the front.

Immediately to the rear of the house there is a lovely tiled patio sitting area with steps down to a lawned garden area and further decked sitting and entertaining area with modern gazebo with a large hot tub and outdoor television. The large gardens continue with a further lawned area with a monkey puzzle tree and well stocked beds and borders. Beyond which is a substantial modern summerhouse.

SUMMERHOUSE
19'8" x 14'5" (6.0m x 4.4m)
Two windows and French doors to the garden, built in bar arrangement, provision for a wall mounted television, two electric wall heaters and pool table that is included within the sale.

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

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 Horbury 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.