Richard Kendall
Estate Agent

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18 Westfield Court, Horbury, Wakefield, WF4 6EU

For Sale Freehold Offers In The Region Of £475,000

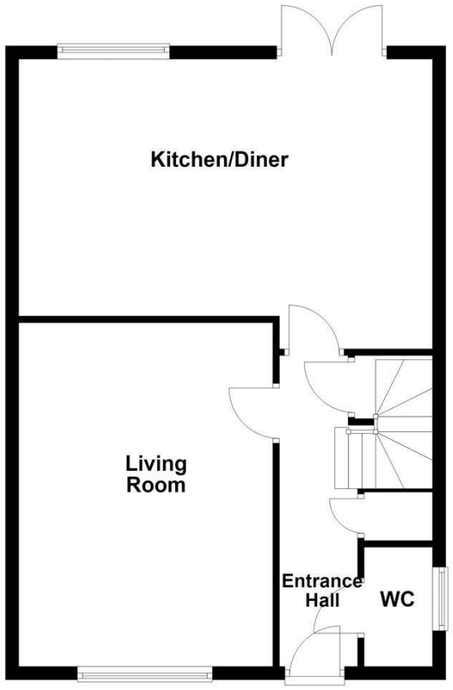
Superbly appointed throughout is this deceptively spacious four bedroom detached family home, enjoying a tucked away position within the highly sought after area of Horbury. Offering stylish and contemporary accommodation ideally suited to modern family living, the property also benefits from solar panels, hard wired CCTV system, ample off road parking, a detached garage and a beautifully landscaped south facing rear garden.

The accommodation comprises a welcoming entrance hall with a convenient downstairs WC, a spacious living room and an impressive open plan kitchen diner, providing an excellent social space for everyday family life and entertaining. To the first floor are four well proportioned bedrooms, with the principal bedroom benefitting from its own en suite shower room. The remaining bedrooms are served by a contemporary family bathroom. Externally, the property has a small garden to the front, while a tarmac driveway extends along the side and provides off road parking for approximately three vehicles. The driveway leads to a detached brick built garage with boarded loft for useful storage including an up and over door. To the rear is a beautifully landscaped and low maintenance garden, featuring artificial lawn and an attractive Indian stone paved terrace, creating an ideal setting for al fresco dining, entertaining and relaxation.

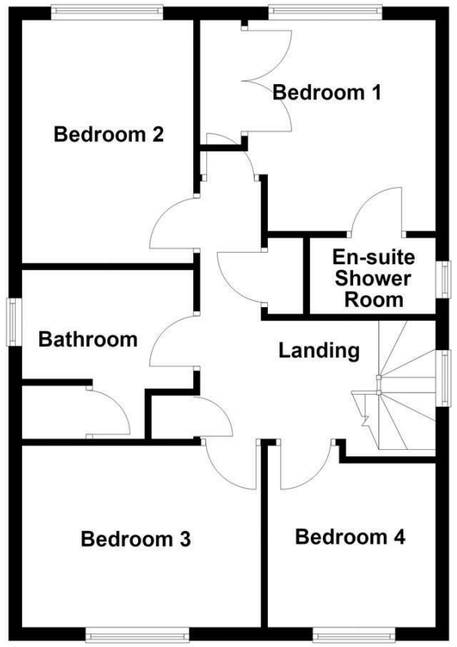
The property is conveniently situated within the highly regarded area of Horbury, within easy reach of a good range of local shops, amenities and schools. Regular bus services are available nearby, while excellent access to the motorway network makes the location particularly convenient for those commuting further afield.

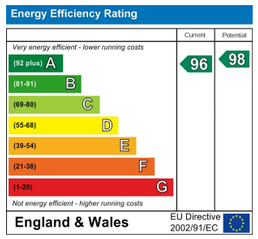
An impressive family home combining contemporary accommodation with excellent parking and attractive outdoor space, an early viewing is highly recommended to fully appreciate the quality and accommodation on offer and to avoid disappointment.

Ground Floor



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 entrance door leading into the entrance hall. LVT flooring, central heating radiator, useful storage cupboard and staircase providing access to the first floor landing. Doors provide access to the downstairs W.C., lounge and open plan kitchen diner.

W.C.
Fitted with a low flush W.C. and wash basin set within a vanity cupboard. Tiled flooring, heated towel radiator and frosted UPVC double glazed window overlooking the side elevation.

LOUNGE
12'5" x 17'1" (3.79m x 5.23m)
UPVC double glazed window overlooking the front elevation and central heating radiator.

OPEN PLAN KITCHEN/DINER
20'4" x 14'8" (6.22m x 4.48m)
Fitted with a contemporary range of solid wood wall and base units with matching work surfaces over, incorporating a one and a half bowl stainless steel sink and drainer with mixer tap. Integrated dishwasher, integrated twin ovens and grills, five ring stainless steel gas hob with glass splashback and stainless steel extractor hood above. Space for an American style fridge freezer, space and plumbing for a washing machine and space for a tumble dryer. Soft-close cabinetry throughout. LVT flooring, recessed spotlights to the ceiling, portrait style radiator and combination boiler housed within the kitchen. Composite side entrance door, UPVC double glazed window and UPVC double glazed French doors opening onto the rear garden.

FIRST FLOOR LANDING
Loft access, frosted UPVC double glazed window overlooking the side elevation, central heating radiator, airing cupboard and useful storage cupboard. Doors provide access to four bedrooms and the house bathroom.

BEDROOM ONE
11'11" x 10'5" (3.65m x 3.20m)
UPVC double glazed window overlooking the rear elevation and central heating radiator. A range of fitted wardrobes extends along one wall with matching built in bedside tables and dressing table. Door providing access to the en suite shower room.

EN SUITE SHOWER ROOM/W.C.
6'6" x 4'0" (2.00m x 1.22m)
Fitted with a low flush W.C., wash basin set within a vanity cupboard and shower enclosure with mixer shower and separate shower attachment. Part tiled walls, fully tiled flooring, heated towel radiator, frameless bathroom storage cabinet with light, USB and shaver socket and frosted UPVC double glazed window overlooking the side elevation.

BEDROOM TWO
12'2" x 8'2" (3.73m x 2.49m)
UPVC double glazed window overlooking the rear elevation and central heating radiator.

BEDROOM THREE
11'7" x 9'0" (3.55m x 2.75m)
UPVC double glazed window overlooking the front elevation and central heating radiator.

BEDROOM FOUR
9'0" x 8'5" (2.75m x 2.57m)
UPVC double glazed window overlooking the front elevation and central heating radiator. This is currently used as a home office with built in desk, matching filing cabinet and storage unit.

HOUSE BATHROOM/W.C.
8'2" x 8'7" (2.49m x 2.63m)
Fitted with a concealed cistern low flush W.C., wash basin set within vanity storage, panelled bath and separate shower enclosure with mixer shower and separate shower attachment. Part tiled walls, fully tiled flooring, heated towel radiator, frameless LED bathroom mirror with shaver socket, recessed spotlights and frosted UPVC double glazed window overlooking the side elevation.

OUTSIDE
To the front is a driveway providing off road parking for up to three vehicles and leading to a detached brick built garage. There is also a small lawned garden area. To the rear is a landscaped south facing garden incorporating artificial lawn and an Indian stone patio area, ideal for outdoor dining and entertaining. The property further benefits from hardwired CCTV covering the front, side and rear elevations.

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

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.

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.