



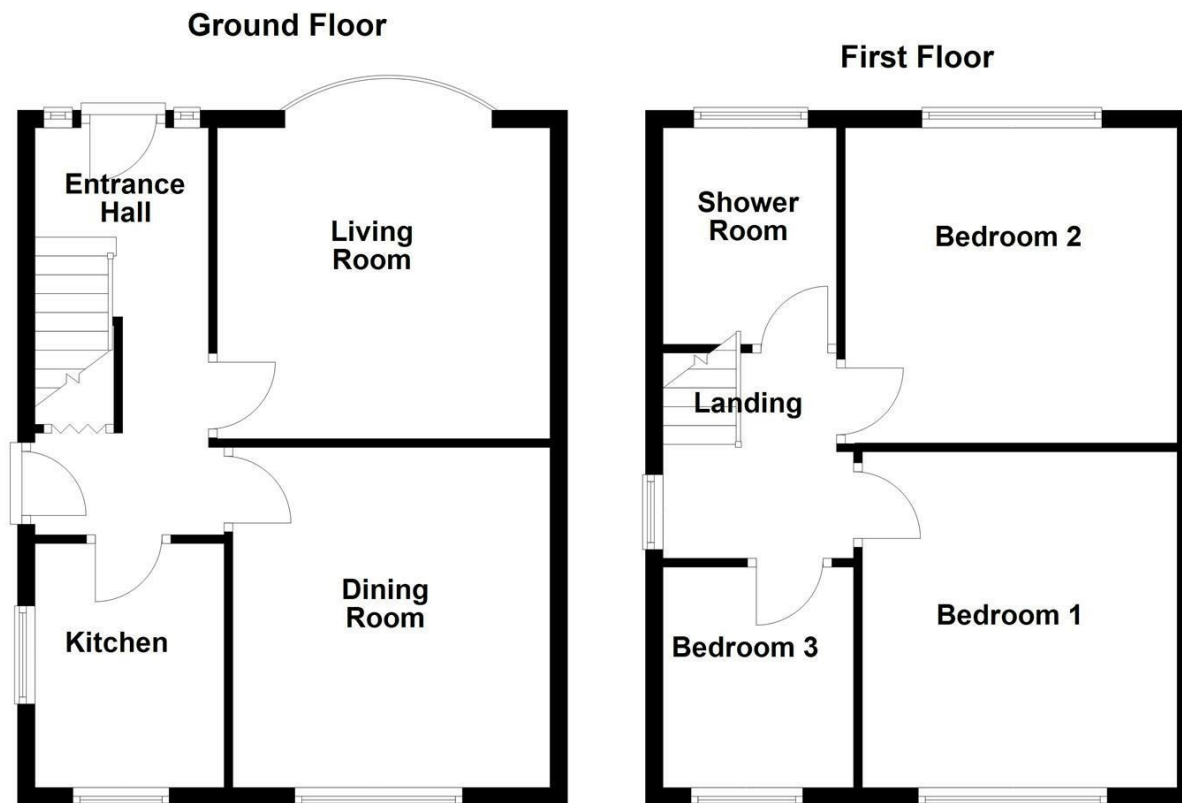
WAKEFIELD
01924 291 294

OSSETT
01924 266 555

HORBURY
01924 260 022

NORMANTON
01924 899 870

PONTEFRACT & CASTLEFORD
01977 798 844



72 Northfield Lane, Horbury, Wakefield, WF4 5JF

For Sale Freehold £250,000

Set back from the roadside is this well maintained three bedroom semi detached family home, benefitting from gas central heating and a mixture of single and double glazing throughout. Offering spacious accommodation and further potential to extend, subject to the necessary planning permissions and consents, the property is ideally suited to first time buyers, professional couples and families alike.

The accommodation briefly comprises an entrance hall, a spacious living room, separate dining room and a modern fitted kitchen. To the first floor are three well proportioned bedrooms, two of which are generous doubles, together with a contemporary shower room. Externally, the property enjoys attractive lawned gardens to both the front and rear, a driveway providing off road parking and a brick built garage with timber swing doors.

Situated in this popular residential area, the property is conveniently positioned for a range of local amenities including shops, schools and regular bus routes, whilst also offering excellent access to Horbury, Wakefield city centre and the motorway network.

Offered to the market with no onward chain, this attractive home presents an excellent opportunity for a variety of purchasers and an early viewing is highly recommended.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) 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	

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.

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



ACCOMMODATION

ENTRANCE HALL

Accessed via the front entrance door with stained glass windows to either side and above. The entrance hall features coving to the ceiling, a central heating radiator, staircase leading to the first floor landing, folding door to the understairs storage cupboard and a composite side entrance door.

LIVING ROOM

14'1" x 13'0" [4.31m x 3.98m]

A spacious reception room with a curved bay window overlooking the front aspect, coving to the ceiling, central heating radiator and a stone fireplace.



DINING ROOM

13'5" x 12'2" [4.10m x 3.73m]

A well proportioned reception room with a window overlooking the rear aspect, coving to the ceiling, central heating radiator, gas fire and fitted shelving and cupboard space to one side of the chimney breast.



KITCHEN

8'11" x 7'2" [2.72m x 2.20m]

Fitted with a modern range of wall and base units with work surfaces over incorporating a stainless steel sink and drainer with mixer tap. There is space for a cooker, fridge freezer and plumbing for a washing machine. The room further benefits from tiled effect flooring, tiled splashbacks, a window to the side and a further window to the rear. The boiler is housed in here.

FIRST FLOOR LANDING

A frosted stained glass window to the side elevation, loft access and doors leading to three bedrooms and the shower room.

BEDROOM ONE

12'11" x 11'11" [3.96m x 3.65m]

A further double bedroom with a window overlooking the rear aspect, central heating radiator, coving to the ceiling and picture rail.



BEDROOM TWO

13'5" x 12'3" [4.10m x 3.75m]

A generous double bedroom with a window overlooking the front aspect, central heating radiator, coving to the ceiling and an original fireplace surround.



BEDROOM THREE

8'11" x 7'3" [2.72m x 2.21m]

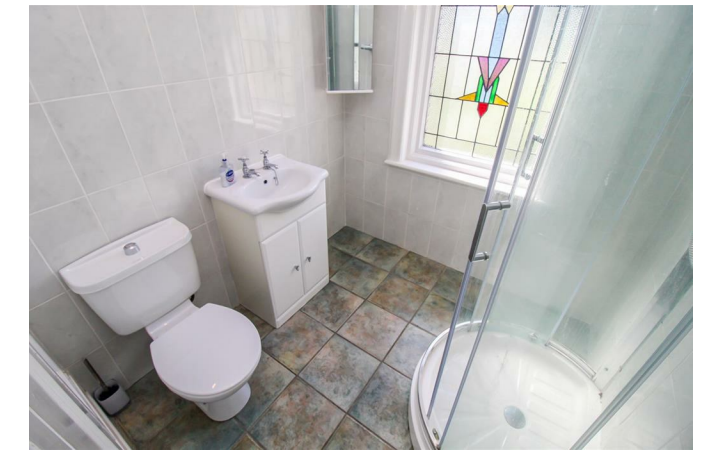
A window overlooking the rear aspect and a central heating radiator.

SHOWER ROOM/W.C.

7'6" x 6'4" [2.31m x 1.94m]

Fitted with a modern three piece suite comprising a low flush W.C., wash basin set over vanity cupboards and a shower cubicle with mixer shower. The room also benefits from fully tiled walls and flooring, a chrome ladder style

heated towel rail, recessed ceiling spotlights, airing cupboard and a frosted window to the front aspect.



OUTSIDE

To the front, the property enjoys a lawned garden with planted shrub borders and a driveway providing off road parking leading to a brick built garage with swing doors. To the rear is a pleasant lawned garden with planted trees and shrub borders together with a timber framed garden shed.



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.