



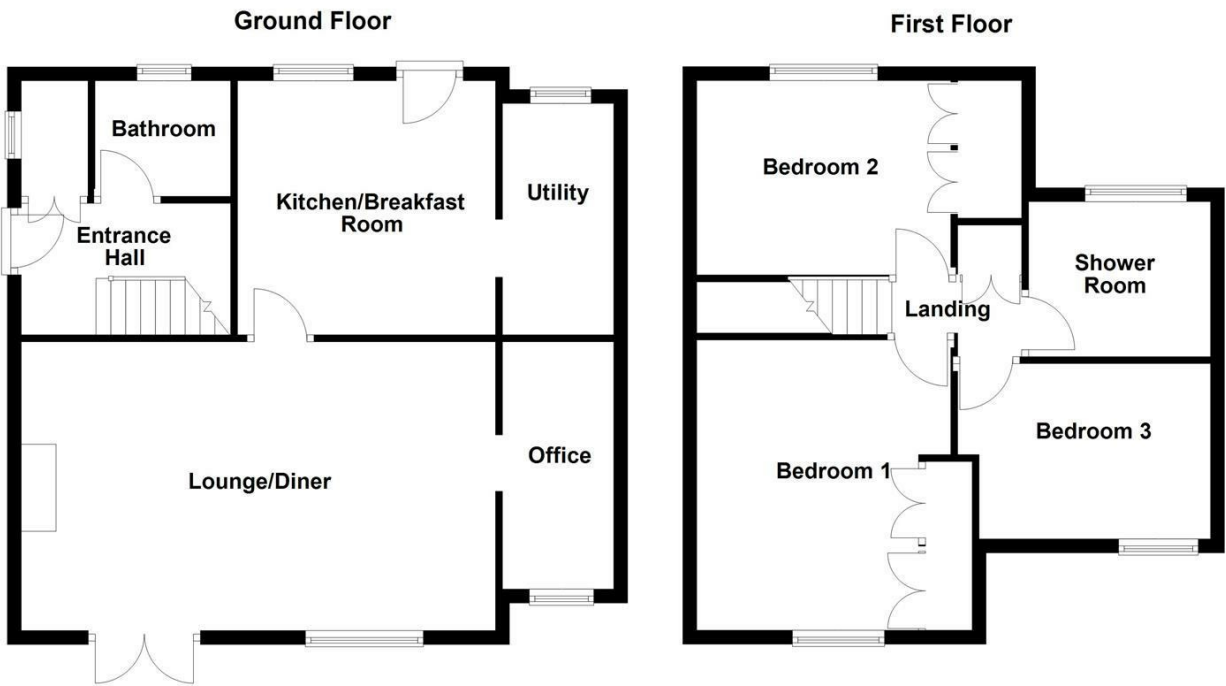
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13 Southfield Close, Horbury, Wakefield, WF4 5AZ

For Sale Freehold £375,000

Situated in the highly sought after town of Horbury is this superbly presented three bedroom detached home. Occupying a generous plot with both front and rear gardens, the property offers ample off road parking and well proportioned accommodation throughout, including multiple reception areas, this property is certainly not one to be missed.

The accommodation comprises an entrance hall with stairs rising to the first floor and doors leading to a storage cupboard, bathroom, and the kitchen/breakfast room. The kitchen/breakfast room provides access to both the utility room and the rear garden, as well as the lounge/diner, which in turn leads to a separate office. To the first floor, the landing gives access to three bedrooms, a shower room, and a further storage cupboard. Bedrooms one and two benefit from additional built in storage, while bedroom two also offers loft access. To the front, the property features a lawned garden with mature shrubs, planting to each side, and a walled boundary. A block paved driveway runs alongside the property, providing parking for multiple vehicles and leading to a single detached garage with an up and over door, power, and lighting. The rear garden is predominantly laid to lawn and includes a paved patio area with a canopy above, perfect for outdoor dining and entertaining. The garden is enclosed by a combination of walls and timber fencing, making it ideal for both children and pets.

Horbury is an exceptional location suited to a wide range of buyers, particularly families or those seeking convenient access to local amenities. Shops, schools, and everyday facilities are all within walking distance. More extensive amenities can be found in nearby city centre of Wakefield, along with excellent transport links including local bus routes, two train stations with connections to major cities such as Birmingham, London, and Manchester, and easy access to surrounding motorway networks.

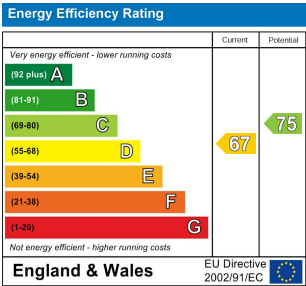
An internal inspection is highly recommended to fully appreciate the quality and space on offer in this fantastic home. Early viewing is advised to avoid disappointment.

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,
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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



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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.

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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.

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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.



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ACCOMMODATION

ENTRANCE HALL

6'0" x 12'10" [1.85m x 3.92m]

Composite side door with frosted glass pane into the entrance hall, stairs to the first floor landing, central heating radiator, coving to the ceiling, storage cupboard for coats and shoes with a frosted window to the side. Doors to the downstairs bathroom and the kitchen/breakfast room.

BATHROOM

6'5" x 5'5" [1.96m x 1.67m]

Frosted UPVC double glazed window to the rear, extractor fan, column central heating radiator, half tiling. Pedestal wash basin with mixer tap, panelled bath with mixer tap and shower head attachment.



KITCHEN/BREAKFAST ROOM

12'0" x 12'2" [3.66m x 3.71m]

UPVC double glazed window to the rear, UPVC double glazed door to the rear, central heating radiator, opening into the utility room and a door into the lounge/diner. Fitted with a range of shaker style units with quartz work surfaces, stainless steel 1 1/2 sink and drainer with mixer tap, five ring

ceramic hob with partial glass splashback and stainless steel extractor hood above, integrated double oven and warming drawer, and space/plumbing for a dishwasher.



UTILITY ROOM

5'2" x 10'10" [1.60m x 3.32m]

UPVC double glazed window to the rear. Shaker style wall and base units with quartz work surface over, a further laminate work area with stainless steel sink and drainer with mixer tap, space and plumbing for washing machine.

LOUNGE/DINER

22'4" x 13'8" [6.81m x 4.17m]

UPVC double glazed window to the front, UPVC double glazed French doors to the front, central heating radiator, two anthracite central heating radiators, glass fronted live flame effect electric fireplace.



OFFICE

11'7" x 5'2" [3.55m x 1.60m]

UPVC double glazed window to the front, central heating radiator.

FIRST FLOOR LANDING

Access to a storage cupboard, central heating radiator. Doors to three bedrooms and the shower room.

BEDROOM ONE

13'9" x 10'8" [max] x 9'11" [min] [4.21m x 3.27m [max] x 3.04m [min]]

UPVC double glazed window to the front, central heating radiator, a range of fitted wardrobes.



BEDROOM TWO

12'1" x 8'9" [3.70m x 2.67m]

UPVC double glazed window to the rear, central heating radiator, loft access, a range of fitted wardrobes and a storage cupboard.



BEDROOM THREE

8'6" x 11'10" [max] x 5'2" [min] [2.60m x 3.63m [max] x 1.60m [min]]

UPVC double glazed window to the front, central heating radiator.

SHOWER ROOM

8'3" x 7'3" [2.53m x 2.22m]

Frosted UPVC double glazed window to the rear, extractor fan, spotlights, half tiling. Low flush W.C., vanity storage units with wooden work surface, pedestal wash basin with mixer tap, shower cubicle with mains fed shower and glass screen.



OUTSIDE

To the front of the property is a large lawned garden with mature shrubs, planting features, and boundary walls. A block paved driveway provides parking for multiple vehicles and leads down the side of the property to a single detached garage with up and over door, power and light. The rear garden is lawned and includes a raised paved patio area ideal for outdoor dining and entertaining, with a metal frame and glass canopy above, mature shrubs throughout, and timber fencing and walls, ideal for pets and children



COUNCIL TAX BAND

The council tax band for this property is D.

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.

EPC RATING

To view the full Energy Performance Certificate please call into one of our local offices.

VIEWINGS

To view please contact our Ossett office and they will be pleased to arrange a suitable appointment.