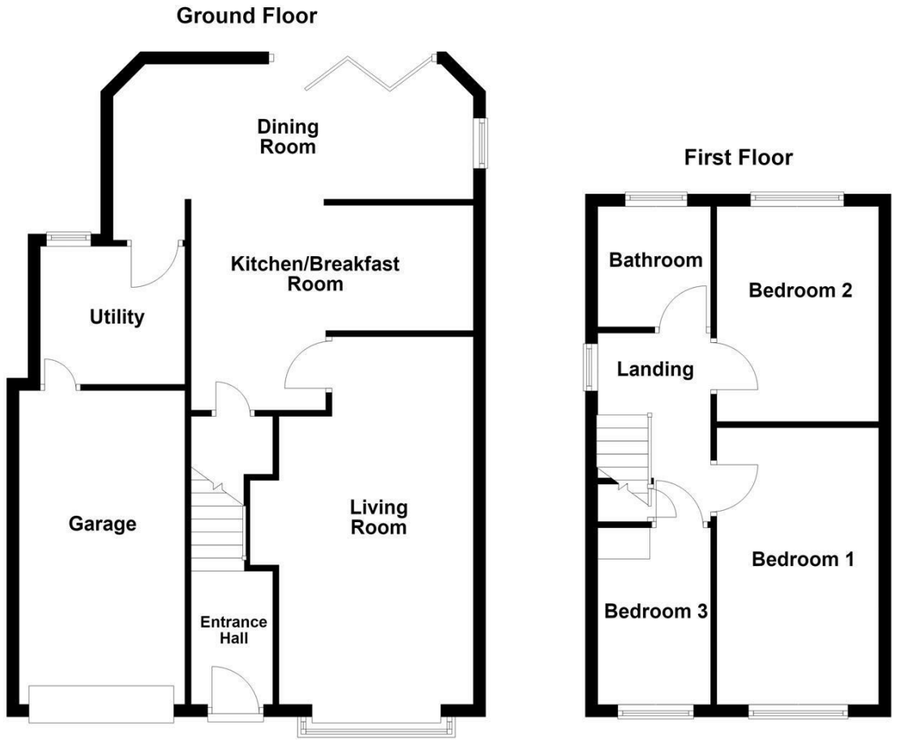
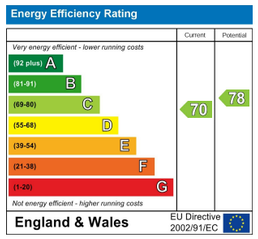




IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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

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89 The Sycamores, Horbury, Wakefield, WF4 5QG

For Sale Freehold £310,000

Situated in the sought after town of Horbury is this well presented three bedroom extended detached family home, offering spacious and well proportioned accommodation throughout. Benefitting from generous reception space, a rear dining room extension, off road parking and an attractive enclosed garden, this appealing property is certainly not one to be missed.

The accommodation briefly comprises an entrance hall with staircase providing access to the first floor and a door leading into the living room. From here there is access through to the kitchen breakfast room, which benefits from useful understairs storage and opens into the extended dining room. The dining room forms a superb addition to the property and features bi-folding doors opening directly onto the rear garden, creating an excellent indoor outdoor living space ideal for both everyday family life and entertaining. Further access is provided into the utility room, which in turn leads through to the garage. To the first floor, the landing provides loft access together with a useful storage cupboard. Doors lead to three well proportioned bedrooms and the house bathroom. Externally, to the front is a lawned garden with raised pebbled borders, together with a concrete driveway providing off road parking and leading to the front entrance and attached single garage. Mature hedging and timber fencing provide enclosure. The rear garden is arranged over two levels, with an elevated decked patio area providing an ideal space for outdoor dining and entertaining. Steps lead down to a combination of lawned and artificial lawned areas, together with a further stone paved patio. The garden is fully enclosed by timber fencing, making it ideal for both children and pets.

Horbury is a popular and convenient location for a wide range of buyers, particularly growing families. Local shops, schools and everyday amenities can be found within easy reach, especially around Horbury High Street, with a good selection of well regarded public houses and eateries also nearby. Regular bus services operate close by, while Wakefield city centre provides two railway stations with connections to Leeds, Manchester and London. The M1 motorway network is also within easy reach, making the property particularly convenient for commuters and those travelling further afield.

Only a full internal inspection will truly reveal everything this attractive family home has to offer. An early viewing is highly recommended to avoid disappointment.



ACCOMMODATION

ENTRANCE HALL
7'0" x 4'3" (2.15m x 1.32m)
Composite front entrance door with frosted glazed panel leading into the entrance hall. Coving to the ceiling, central heating radiator and staircase providing access to the first floor landing. Door leading through to the living room.

LIVING ROOM
19'6" x 11'9" (max) x 7'4" (min) (5.95m x 3.60m (max) x 2.25m (min))
UPVC double glazed box bay window overlooking the front elevation, central heating radiator and coving to the ceiling. Door providing access through to the kitchen breakfast room.



KITCHEN BREAKFAST ROOM
14'11" x 10'9" (max) x 6'8" (min) (4.56m x 3.30m (max) x 2.05m (min))
Access to a useful understairs storage cupboard and an opening with railway sleeper style step leading down into the dining room. Spotlights to the ceiling. Fitted with a range of Shaker style wall and base units with laminate work surfaces over and matching laminate splashbacks. Stainless steel sink and drainer with mixer tap, together with a Rangemaster style cooker finished in matte black with brass effect fittings and matching Rangemaster extractor hood above. A breakfast bar with laminate work surface provides additional seating and dining space.

DINING ROOM
19'2" x 6'9" (max) x 4'10" (min) (5.85m x 2.08m (max) x 1.48m (min))
Set of aluminium bi-folding doors opening onto the rear garden, central heating radiator, sloping ceiling and frosted timber framed single glazed circular window. Door providing access to the utility room and space for a fridge freezer.

UTILITY ROOM
7'3" x 7'8" (2.21m x 2.35m)
UPVC stable style rear entrance door, central heating radiator, space and plumbing for a washing machine and door providing access into the garage.

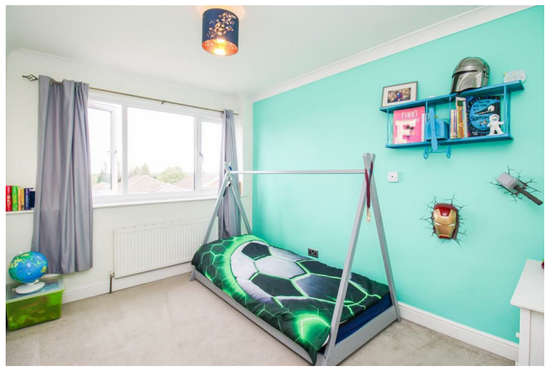
GARAGE
17'4" x 8'7" (5.30m x 2.62m)
Integral garage with manual up and over door, power and lighting. The Vaillant combination boiler is also housed within the garage.

FIRST FLOOR LANDING
9'10" x 6'0" (max) x 3'1" (min) (3.0m x 1.83m (max) x 0.95m (min))
Loft access, UPVC double glazed window overlooking the side elevation and coving to the ceiling. Access to a useful over stairs storage cupboard and doors providing access to three bedrooms and the house bathroom.

BEDROOM ONE
8'6" x 15'5" (2.60m x 4.70m)
UPVC double glazed window overlooking the front elevation and central heating radiator.



BEDROOM TWO
8'7" x 11'5" (2.63m x 3.50m)
UPVC double glazed window overlooking the rear elevation, central heating radiator and coving to the ceiling.



BEDROOM THREE
6'0" x 9'6" (max) x 7'11" (min) (1.83m x 2.90m (max) x 2.42m (min))
UPVC double glazed window overlooking the front elevation, central heating radiator and bulkhead.

BATHROOM
6'4" x 5'10" (1.95m x 1.80m)
Frosted UPVC double glazed window overlooking the rear elevation and chrome ladder style central heating radiator. Fitted with a low flush W.C., pedestal wash basin with mixer tap and panelled bath with mixer tap, mains fed overhead shower, separate shower attachment and glazed shower screen. Fully tiled walls.



OUTSIDE
To the front is a lawned garden with a raised pebbled bed edged by railway sleepers. A concrete driveway provides off road parking, while timber fencing and mature hedging provide enclosure. The rear garden is arranged over two tiers. The upper tier incorporates a decked patio area, ideal for outdoor dining and entertaining. The lower tier is predominantly laid to lawn and also incorporates artificial lawn, pebbled borders and a stone paved patio area. The garden is fully enclosed by walling and timber fencing, making it ideal for both children and pets.



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.