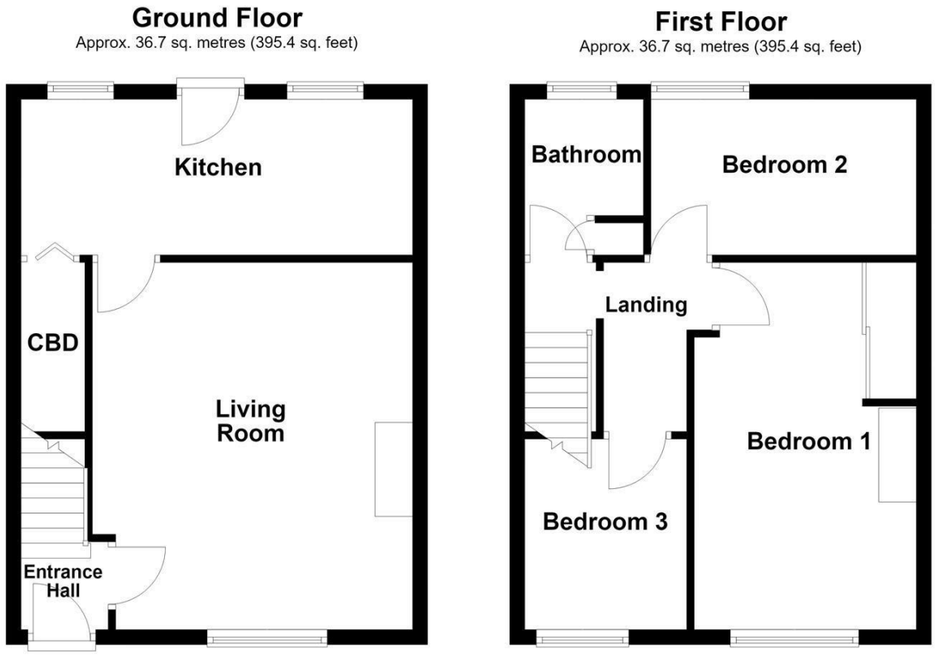


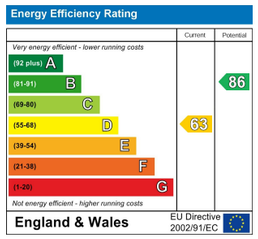
Total area: approx. 73.5 sq. metres (790.7 sq. feet)

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



46 Horbury Road, Ossett, WF5 0BT

For Sale Freehold Offers Over £200,000

A superb opportunity to purchase this well presented three bedroom end terraced home, offering spacious accommodation, ample off road parking and a fantastic enclosed rear garden designed with entertaining in mind.

The accommodation briefly comprises a welcoming entrance hall leading into the spacious living room, featuring an attractive gas fire. A door leads through to the fitted kitchen, which benefits from a range of integrated appliances and access to a useful understairs storage cupboard. To the first floor, the landing provides access to three well proportioned bedrooms and a modern three piece family bathroom. The principal bedroom further benefits from a fitted double wardrobe. Externally, a double concrete driveway to the front provides ample off road parking. The rear garden is a real feature of the property and is divided into several versatile areas. An artificial lawned seating area sits beneath a steel pergola with a pitched roof, complete with power, lighting and a water supply. A timber gate leads through to a further low maintenance section incorporating paved patio areas and decorative gravel. A further gated area provides an excellent entertaining space, featuring a detached bar with UPVC windows and door, fitted bar area, working pumps, power and lighting. An additional timber pergola provides covered seating, whilst an L-shaped paved patio and timber shed complete the garden. Fully enclosed by timber fencing, the garden offers a private and practical outdoor space.

The property is conveniently positioned within walking distance of local amenities and schools, with regular bus services providing access to Wakefield city centre. The M1 motorway network is also only a short drive away, making the property particularly convenient for commuters.

An early viewing is highly recommended to fully appreciate the accommodation and superb outdoor entertaining space this attractive home has to offer.



ACCOMMODATION

ENTRANCE HALL
Composite front entrance door leading into the entrance hall. Laminate flooring, central heating radiator, staircase with handrail leading to the first floor landing, frosted UPVC double glazed panel above the entrance door and door providing access to the living room.

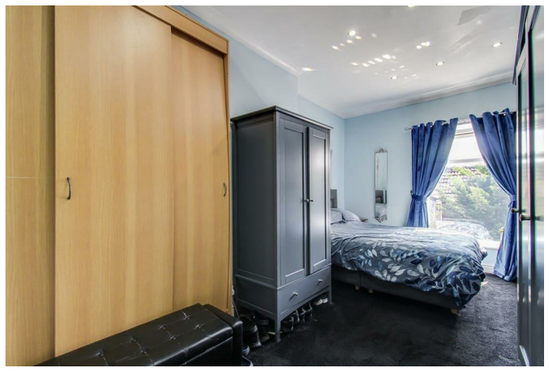
LIVING ROOM
16'1" x 13'1" (4.91m x 3.99m)
Inset spotlights to the ceiling, exposed beams, UPVC double glazed window overlooking the front aspect, dado rail, central heating radiator and laminate flooring. Feature gas fire set on a marble hearth with tiled interior, cast iron detailing and solid wooden surround. Door providing access to the kitchen.



KITCHEN
6'9" x 17'3" (2.07m x 5.26m)
Fitted with a range of wall and base units with laminate work surfaces over and matching upstands. Incorporating a 1.5 sink and drainer with swan neck mixer tap, integrated twin oven and grill, separate four ring gas hob with glass splashback and extractor hood above, space for a freestanding fridge freezer, integrated washing machine and wall mounted combination boiler. Inset spotlights to the ceiling, under cabinet lighting, two UPVC double glazed windows overlooking the rear aspect, composite rear entrance door, central heating radiator and bi-folding doors providing access to the understairs storage cupboard. Laminate tiled flooring.

FIRST FLOOR LANDING
Inset spotlights to the ceiling, loft access and four doors providing access to three bedrooms and the house bathroom.

BEDROOM ONE
16'2" x 9'8" (4.93m x 2.97m)
UPVC double glazed window overlooking the front elevation, central heating radiator, coving to the ceiling, inset spotlights to the ceiling and fitted double wardrobe with sliding doors.



BEDROOM TWO
11'6" x 6'9" (3.51m x 2.07m)
UPVC double glazed window overlooking the rear elevation, central heating radiator and inset spotlights to the ceiling.



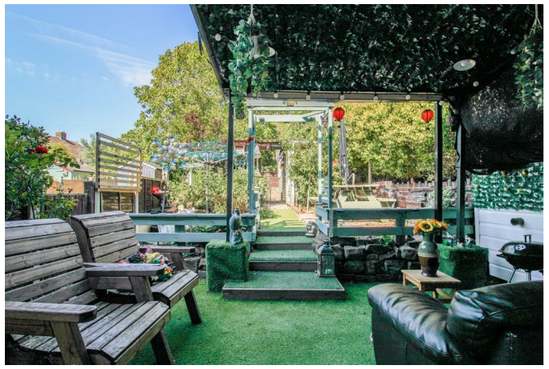
BEDROOM THREE
8'6" x 7'1" (2.60m x 2.16m)
UPVC double glazed window overlooking the front elevation, central heating radiator and inset spotlights to the ceiling.



BATHROOM/W.C.
6'6" x 5'2" (2.00m x 1.59m)
Fitted with a modern three piece suite comprising wash basin with mixer tap set within a high gloss vanity unit, panelled bath with mixer tap, shower curtain and separate electric shower over, and low flush W.C. Fully laminated walls, laminate tiled flooring, inset spotlights to the ceiling, extractor fan, frosted UPVC double glazed window overlooking the rear elevation, useful storage cupboard with fitted shelving and white ladder style radiator.



OUTSIDE
To the front of the property is a double concrete driveway providing off road parking for two vehicles. To the rear is a steel pergola with sloping roof and artificial turf seating area beneath. A timber rose arch with stained glass feature leads through to the second section of the garden, where there is a paved patio area and low maintenance pebbled garden. A cast iron gate provides access to the third section of the garden, where there is a detached garden bar with UPVC double glazed door and windows, built-in bar, shelving, lighting and power. Outside the bar is a covered timber pergola with artificial turf seating area, together with a timber shed and further paved patio area. The rear garden is fully enclosed by timber panel fencing on three sides.





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

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.