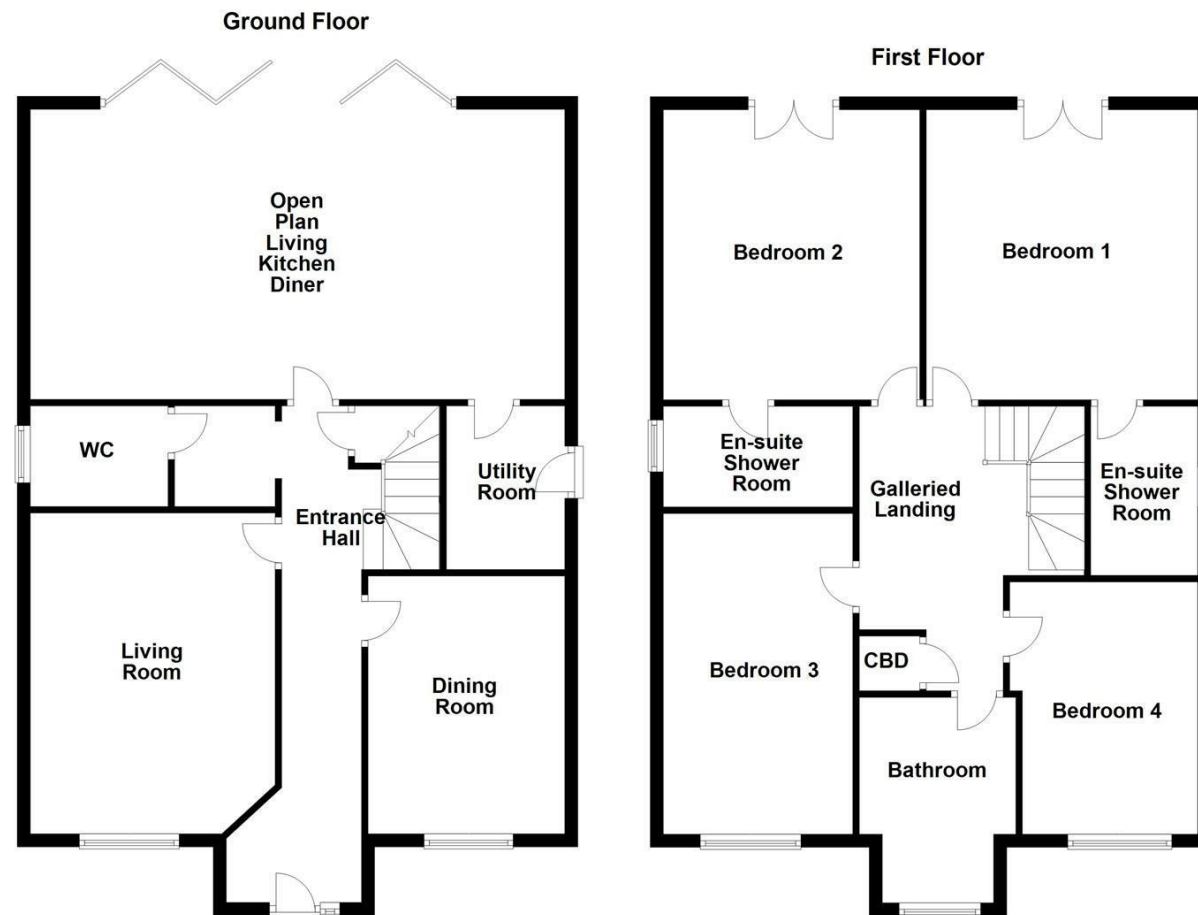




WAKEFIELD | **OSSETT** | **HORBURY**
 01924 291 294 | 01924 266 555 | 01924 260 022
NORMANTON | **PONTEFRACT & CASTLEFORD**
 01924 899 870 | 01977 798 844



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	

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 www.mortgagesolutionsofwakefield.co.uk
 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 339572,
 Pontefract & Castleford office 01977 798844 or 07776458351,
 Ossett & Horbury offices 01924 266555
 and Normanton office 01924 899870.
 Alternatively email vince@mortgagesolutionsofwakefield.co.uk or chris@mortgagesolutionsofwakefield.co.uk

*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.



25a Laburnum Grove, Horbury, Wakefield, WF4 6HG

For Sale Freehold £680,000

A fantastic opportunity for the discerning buyer to acquire one of the two luxurious four double bedroom executive detached homes available, boasting accommodation within a select development in the highly sought after location of Horbury.

The accommodation briefly comprises of entrance hall, living room, separate dining room, stunning contemporary open plan living kitchen diner, separate utility room and downstairs w.c. Stairs to first floor landing in turn leads to four double bedrooms, bedroom one with en suite bathroom/w.c., bedroom two with en suite shower room/w.c. in addition to the modern four piece main house bathroom/w.c. Outside, the property is accessed via double electric cast iron gates, providing access onto the pebbled driveway providing off street parking with an attractive lawned garden. The pebbled driveway runs down the side of the property leading to the detached garage. A timber gate access the rear garden where there is a porcelain patio area, ideal for entertaining purposes and an attractive lawn, enclosed by timber panelled surround fences on all three sides.

Set in an enviable position within Horbury, the property is well placed to local amenities including shops, schools and local eateries are nearby, as well as great access to the motorway network which is readily accessible enabling convenience for daily travel further afield. Horbury has greater access to a broader range of amenities as well as Wakefield city centre which is nearby.

The property is ready to move into and early interest comes highly recommended to avoid disappointment, with the added benefit of a 10 year premiere guarantee.



ACCOMMODATION

ENTRANCE HALL

Composite front entrance door leads into the entrance hall. Security entrance phone, staircase with glass balustrade and chrome handrail leading to the first floor landing. LVT flooring with underfloor heating and separate thermostat. Inset spotlights to the ceiling and doors providing access to the living room, dining room, open plan living kitchen diner, understairs storage cupboard and downstairs w.c.

LIVING ROOM

12'3" x 16'2" [3.75m x 4.95m]

UPVC double glazed window overlooking the front aspect, underfloor heating with separate thermostat.



DINING ROOM

9'6" x 12'9" [2.90m x 3.90m]

UPVC double glazed window to the front aspect and underfloor heating with separate thermostat.



OPEN PLAN LIVING KITCHEN DINER

14'7" x 26'10" [4.45m x 8.20m]

Range of wall and base shaker style wall and base units with quartz work surface over and quartz upstanding above. Separate island with breakfast bar with seating, integrated wine cooler, pop up electricity point, AEG induction hob with pull down extractor and integrated Zanussi twin oven and grill with Zanussi microwave oven above. Integrated fridge/freezer, integrated Zanussi dishwasher, stainless steel sink and drainer with swan neck mixer tap and instant tap. Display cabinets with LED lighting and glass shelving, LVT flooring with separate thermostat, inset spotlights to the ceiling and door providing access to the separate utility room. Set of UPVC double glazed bi-folding doors.

UTILITY

8'5" x 5'5" [2.58m x 1.66m]

Range of wall and base shaker style units with quartz work surface over and quartz upstanding above, stainless steel sink and drainer with swan neck mixer tap. Space and plumbing for a washing machine and dryer. Extractor fan, inset spotlights to the ceiling, LVT flooring, double doored storage cupboard with fixed shelving within and composite side entrance door.

W.C.

6'11" x 5'2" [2.13m x 1.58m]

Concealed low flush w.c., wall hung wash basin with chrome mixer tap built into

vanity drawers, UPVC double glazed frosted window to the side aspect, extractor fan to the ceiling and underfloor heating.

FIRST FLOOR LANDING

Loft access with bi-folding wooden staircase ladder, galleried landing with glass balustrade with chrome handrail, central heating radiator and doors providing access to four bedrooms, modern house bathroom and storage cupboard. Wall mounted thermostat controls for the first floor.

BEDROOM ONE

14'7" x 13'9" [4.45m x 4.20m]

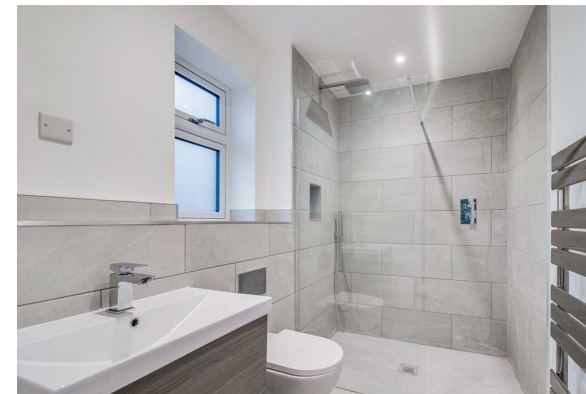
Set of UPVC double glazed French doors with glass Juliet balcony overlooking the rear garden, central heating radiator and door providing access into the modern en suite shower room.



EN SUITE SHOWER ROOM/W.C.

8'4" x 5'6" [2.56m x 1.69m]

Three piece suite comprising walk in shower cubicle with solid glass shower screen, mixer shower and pull out shower attachment, concealed low flush w.c. and wall hung wash basin with chrome mixer tap and vanity drawers. Part tiled walls, fully tiled floor, chrome ladder style radiator, extractor fan, inset spotlights to the ceiling and UPVC double glazed frosted window to the side elevation.



BEDROOM TWO

12'9" x 14'7" [3.90m x 4.45m]

Set of UPVC double glazed French doors with glass Juliet balcony overlooking the rear elevation, central heating radiator and door providing access into the modern en suite shower room.

EN SUITE SHOWER ROOM/W.C.

5'1" x 9'4" [1.55m x 2.85m]

Three piece suite comprising walk in shower cubicle with solid glass shower screen, mixer shower and pull out shower attachment, concealed low flush w.c. and wall hung wash basin with chrome mixer tap and vanity drawers. Part tiled walls, fully tiled floor, chrome ladder style radiator, extractor fan, inset spotlights to the ceiling and UPVC double glazed frosted window to the side elevation.

BEDROOM THREE

16'2" x 9'6" [4.95m x 2.90m]

UPVC double glazed window overlooking the front elevation and central heating radiator.

BEDROOM FOUR

9'6" x 12'9" [2.90m x 3.90m]

UPVC double glazed window overlooking the front elevation and central heating radiator.

BATHROOM/W.C.

10'2" x 7'1" [max] x 5'6" [min] [3.10m x 2.16m [max] x 1.70m [min]]

Four piece suite comprising porcelain tiled panelled bath with flush chrome mixer tap to the wall and pull out chrome shower attachment, wall hung wash basin with chrome mixer tap built into vanity drawers below, curved shower cubicle with double glass doors and mixer shower within and concealed low flush w.c. Inset spotlights to the ceiling, extractor fan, chrome ladder style radiator, half porcelain tiled walls and porcelain tiled floor. UPVC double glazed frosted window overlooking the front elevation and LED nooks with downlights built in.



OUTSIDE

To the front of the property there are electric double cast iron gates providing access onto the pebbled driveway providing off street parking with an attractive lawned garden and planted borders. The pebbled driveway continues down the side of the property providing further off road parking leading to the detached garage with electric quart panelled door, with power and light within. A timber gate access the rear garden where there is a porcelain patio area, ideal for entertaining purposes and an attractive lawn, enclosed by timber panelled surround fences on all three sides.



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.

SAP/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.

COUNCIL TAX BAND

The council tax band for this property is TBC.