



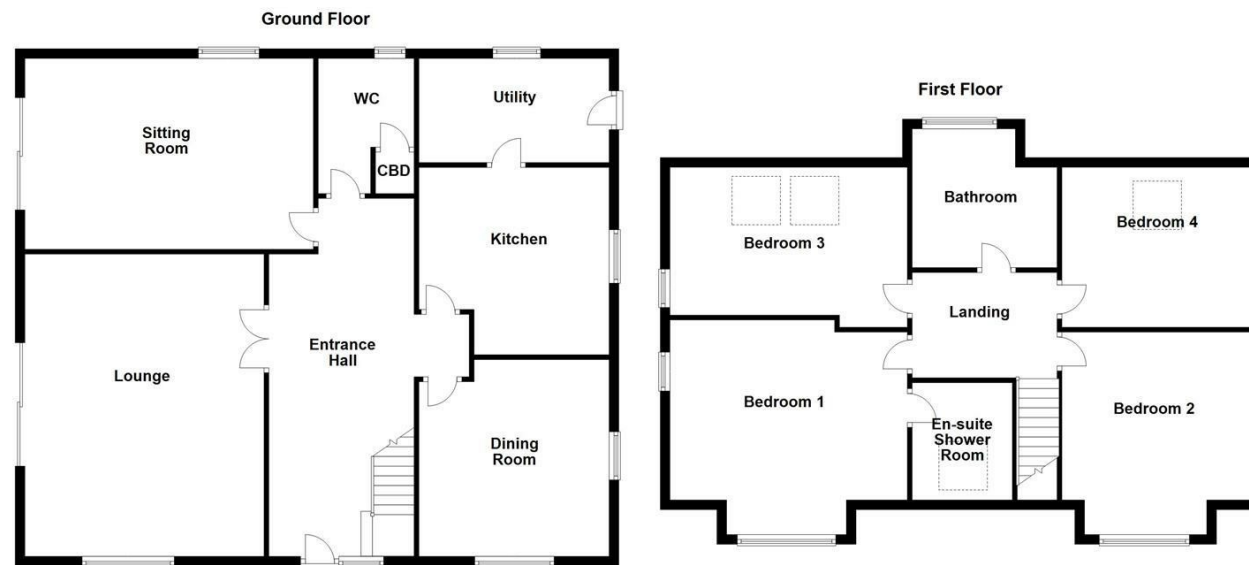
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01977 798 844



22b Peel Street, Horbury, Wakefield, WF4 5AT

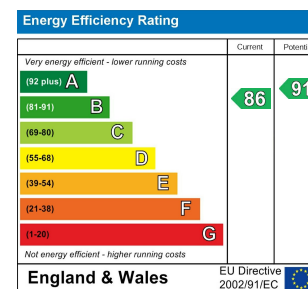
For Sale Freehold Offers In The Region Of £550,000

Nestled in a cul-de-sac location just off Peel Street in the sought after village of Horbury is this generously proportioned four bedroom detached dormer bungalow benefitting from off road parking, detached garage and an attractive side garden.

The property briefly comprises of the entrance hall, lounge, sitting room, downstairs w.c., kitchen, utility and dining room. The first floor landing leads to four double bedrooms, with the principal bedroom boasting en suite facilities and the main house bathroom/w.c. The property is accessed via a private road to which neighbouring properties have access. There is block paved driveway leading to the single detached garage with greenhouse. There are paved pathways leading to the front door and round to the rear. The side garden is laid to lawn with a paved patio area, perfect for al fresco dining and surrounded by timber fencing.

The property is within walking distance to the local amenities and schools located within the sought after village of Horbury as well as local restaurants and shops. Main bus routes run to and from Wakefield city centre and the M1 motorway is only a short distance away, perfect for those looking to travel further afield.

Only a full internal inspection will reveal all that's on offer at this quality home and an early viewing is highly recommended.



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.

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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.

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

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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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ACCOMMODATION

ENTRANCE HALL

UPVC double glazed window to the front, central heating radiator and stairs to the first floor landing. Double doors to the lounge and further doors to the sitting room, downstairs w.c., kitchen and dining room.

LOUNGE

20'5" x 16'2" [6.24m x 4.94m]

UPVC double glazed window to the front, set of UPVC double glazed sliding doors leading to the side garden and two central heating radiators.



SITTING ROOM

19'6" x 12'11" [5.96m x 3.94m]

Two central heating radiators, UPVC double glazed window to the rear and set of UPVC double glazed sliding doors leading to the side garden.



DINING ROOM

12'10" x 13'2" [max] x 11'10" [min] [3.93m x 4.03m [max] x 3.63m [min]]

UPVC double glazed windows to the front and side and central heating radiator.

KITCHEN

12'11" x 12'8" [max] x 9'7" [min] [3.94m x 3.88m [max] x 2.93m [min]]

Range of modern wall and base units with laminate work surface over, stainless steel sink and drainer with mixer tap, integrated Belling double oven, five ring Belling gas hob with stainless steel extractor hood and partial stainless steel splash back. Integrated Belling dishwasher and integrated Belling fridge/freezer. Downlighting, UPVC double glazed window to the side, central heating radiator and door to the utility.

UTILITY

7'0" x 12'10" [2.15m x 3.93m]

Range of modern wall and base units with laminate work surface over, stainless steel sink and drainer with mixer tap, space and plumbing for a washing machine and tumble dryer. UPVC double glazed window to the rear, central heating radiator and composite door with double glazed pane leading to the side. The Ideal boiler is housed in here.

W.C.

6'5" x 9'1" [max] x 5'7" [min] [1.98m x 2.79m [max] x 1.71m [min]]

UPVC double glazed frosted window to the rear, extractor fan, central heating radiator, concealed low flush w.c., ceramic wash basin built into storage unit with mixer tap and access to a storage cupboard housing the water tank.

FIRST FLOOR LANDING

Loft access and doors to four bedrooms and the house bathroom.

BEDROOM ONE

16'2" x 13'10" [max] x 11'8" [min] [4.94m x 4.23m [max] x 3.57m [min]]

UPVC double glazed windows to the side and front, door to the en suite shower room and fitted wardrobe units.



EN SUITE SHOWER ROOM/W.C.

5'10" x 7'11" [1.79m x 2.42m]

Chrome ladder style radiator, Velux skylight, concealed low flush w.c., ceramic wash basin with storage unit and mixer tap, extractor fan, shower cubicle with overhead shower attachment and glass shower screen.



BEDROOM TWO

12'11" x 13'9" [max] x 11'8" [min] [3.95m x 4.21m [max] x 3.56m [min]]

UPVC double glazed windows to the front and side and central heating radiator.



BEDROOM THREE

16'2" x 11'8" [max] x 10'10" [min] [4.95m x 3.56m [max] x 3.31m [min]]

Two Velux skylights, UPVC double glazed window to the side and central heating radiator.

BEDROOM FOUR

11'0" x 12'10" [3.37m x 3.93m]

Velux skylight, UPVC double glazed window to the side and central heating radiator.

BATHROOM/W.C.

9'8" x 9'4" [max] x 5'7" [min] [2.95m x 2.87m [max] x 1.71m [min]]

UPVC double glazed frosted window to the rear, chrome ladder style radiator, extractor fan, concealed low flush w.c., ceramic wash basin built into storage unit and mixer tap and shower cubicle with shower head attachment and glass shower screen. Bath with mixer tap, fully tiled walls and floor.



OUTSIDE

The property is accessed via a private road to which neighbouring properties have access. There is a block paved driveway providing off road parking leading to the single detached garage with manual up and over door with greenhouse to the side. A paved pathway leads to the front door and second paved pathway leads round to the rear of the property. The garden is laid to lawn with paved patio area, perfect for outdoor dining and entertaining, surrounded by timber fencing.



COUNCIL TAX BAND

The council tax band for this property is F.

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.