



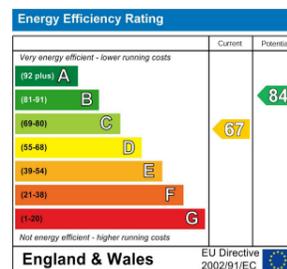
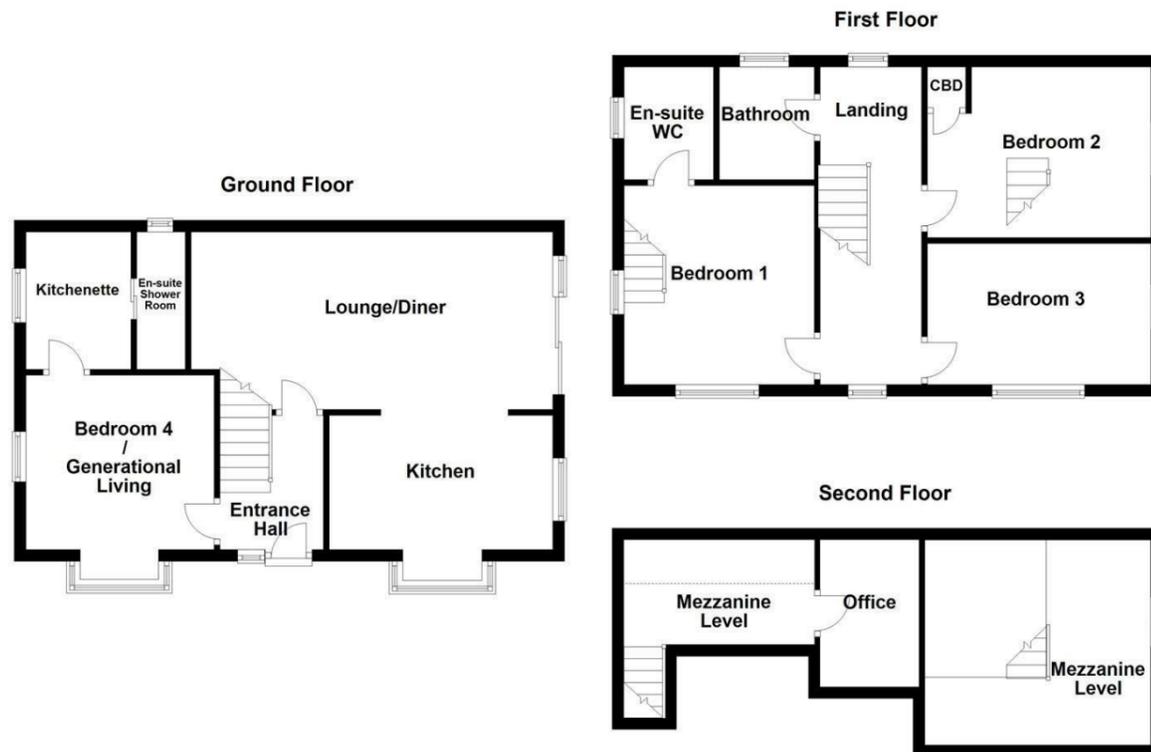
WAKEFIELD
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01977 798 844



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.



1a Hallcroft Drive, Horbury, Wakefield, WF4 5DQ

For Sale Freehold Offers In The Region Of £400,000

Situated in the sought after village of Horbury is this four bedroom detached family home benefitting from well proportioned accommodation, two bedrooms with mezzanine levels, off road parking with detached garage and low maintenance gardens to the front and both sides.

The property briefly comprises of the entrance hall, lounge/diner, kitchen and ground floor bedroom four which could be used as a granny annex with kitchenette and shower room off. The first floor landing leads to three bedrooms (with bedroom one and two boasting mezzanine levels, one with an office off) and the house bathroom with en suite w.c. accessed from bedroom one. Outside there is a driveway providing off road parking leading to the single detached garage and a decked ramp and Indian stone paved area leading to the front door. To one side there are mature trees including cherry and apple fruit trees and to the other side there is an enclosed patio area (mainly paved and decked), perfect for outdoor dining and entertaining, fully enclosed by timber fencing.

Situated in a popular part of Horbury, the property is well placed to local amenities including shops and schools with local bus routes nearby and having great access to the motorway network.

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



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ACCOMMODATION

ENTRANCE HALL

Timber framed window to the front, stairs to the first floor landing, dado rail, column central heating radiator and doors leading to bedroom four and lounge/diner.

LOUNGE/DINER

20'2" x 9'10" [max] x 7'7" [min] [6.15m x 3.0m [max] x 2.32m [min]]
Spotlights to the ceiling, metal framed double glazed sliding doors leading to the side patio, an opening through to the kitchen, dado rail, central heating radiator and wall mounted electric heater with gas point for a gas fireplace.



KITCHEN

12'7" x 7'6" [3.85m x 2.29m]
Range of wall and base units with partial laminate and partial solid oak work surface over, 1 1/2 stainless steel sink and drainer with mixer tap and tiled splash back. Integrated dishwasher, space and plumbing for a Range style cooker with stainless steel extractor hood above and partial pyrex splash back. Space for a fridge/freezer, integrated wine cooler and timber framed double glazed windows to the front and side. Column central heating radiator.



BEDROOM FOUR [GROUND FLOOR]

10'4" x 9'8" [3.17m x 2.97m]
Timber framed arched window to the side, double glazed box window to the front, central heating radiator, dado rail and door to the kitchenette.



KITCHENETTE

7'8" x 5'10" [2.34m x 1.8m]
Range of wall and base units with laminate work surface over, plumbing for a washing machine, timber framed arched window to the side and door to the en suite shower room. The boiler is housed in here.

EN SUITE SHOWER ROOM/W.C.

7'7" x 2'7" [2.32m x 0.81m]
Timber framed double glazed frosted window to the rear, central heating radiator, shower cubicle with electric shower head attachment and glass shower screen. Wash basin built into the storage unit and mixer tap, low flush w.c. with built in bidet system and fully tiled.

FIRST FLOOR LANDING

Dado rail, timber framed double glazed windows to the front and rear, radiator, fitted clothes drying cupboard and doors to three bedrooms and the house bathroom.

BEDROOM ONE

10'4" x 11'0" [3.16m x 3.37m]
Timber framed double glazed windows to the front and side, access to the en suite w.c., central heating radiator and fitted wardrobes, desk and storage units. Stairs providing access to the mezzanine level.



MEZZANINE LEVEL

5'10" x 10'7" [1.78m x 3.25m]
Fitted wardrobes and door leading to the office.

OFFICE

5'6" x 8'2" [1.68m x 2.50m]

EN SUITE W.C.

4'11" x 6'3" [1.52m x 1.92m]
Timber framed double glazed frosted window, central heating radiator, grey low flush w.c. and wash basin.

BEDROOM TWO

12'7" x 9'6" [max] x 6'11" [min] [3.85 x 2.91m [max] x 2.13m [min]]
Access to airing cupboard, central heating radiator, timber framed double glazed window to the side and stairs leading to the mezzanine level.



MEZZANINE LEVEL

12'7" x 9'0" [3.86m x 2.75m]
Timber framed double glazed window to the side.

BEDROOM THREE

7'10" x 12'7" [2.39m x 3.86m]
Timber framed double glazed window to the front and UPVC double glazed window to the side. Central heating radiator, fitted wardrobes and storage units.



BATHROOM/W.C.

5'5" x 6'3" [1.67m x 1.92m]
Timber framed double glazed frosted window to the rear, chrome ladder style radiator, low flush w.c., ceramic wash basin built into storage unit and mixer tap. Corner panelled bath and partially tiled.



OUTSIDE

To the front of the property is a decked ramp and Indian stone paved area leading to the front door and driveway providing off road parking for several vehicles leading to the single detached garage with manual up and over door with high entrance for larger vehicles. There is power and light and a timber framed window to the side within the garage. To the left side there are mature trees including fruit trees. To the right side there is an enclosed decked and paved patio area, perfect for outdoor dining and entertaining and fully enclosed by timber fencing and a tall gate.

WHY SHOULD YOU LIVE HERE?

What our vendor says about their property:
"I have thoroughly enjoyed living in 1A Hallcroft Drive which I designed and had built in the 1990's to suit my then growing family but they've all 'fled the nest' now and it's time to downsize. It has served my family well being walking distance to the schools, shops, cafes, park and community centre. The downstairs bedroom and facilities, originally built for my aging grandfather, has proved valuable to me in my later years. The two en-suites plus a house bathroom have made it easy for us all to get ready for any occasion and there have been many family parties here, both inside and out. All in all it's been an absolute pleasure living here."

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.

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.