



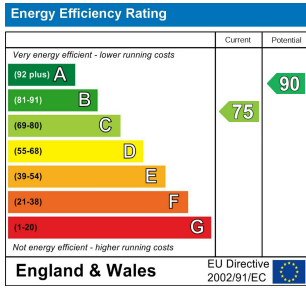
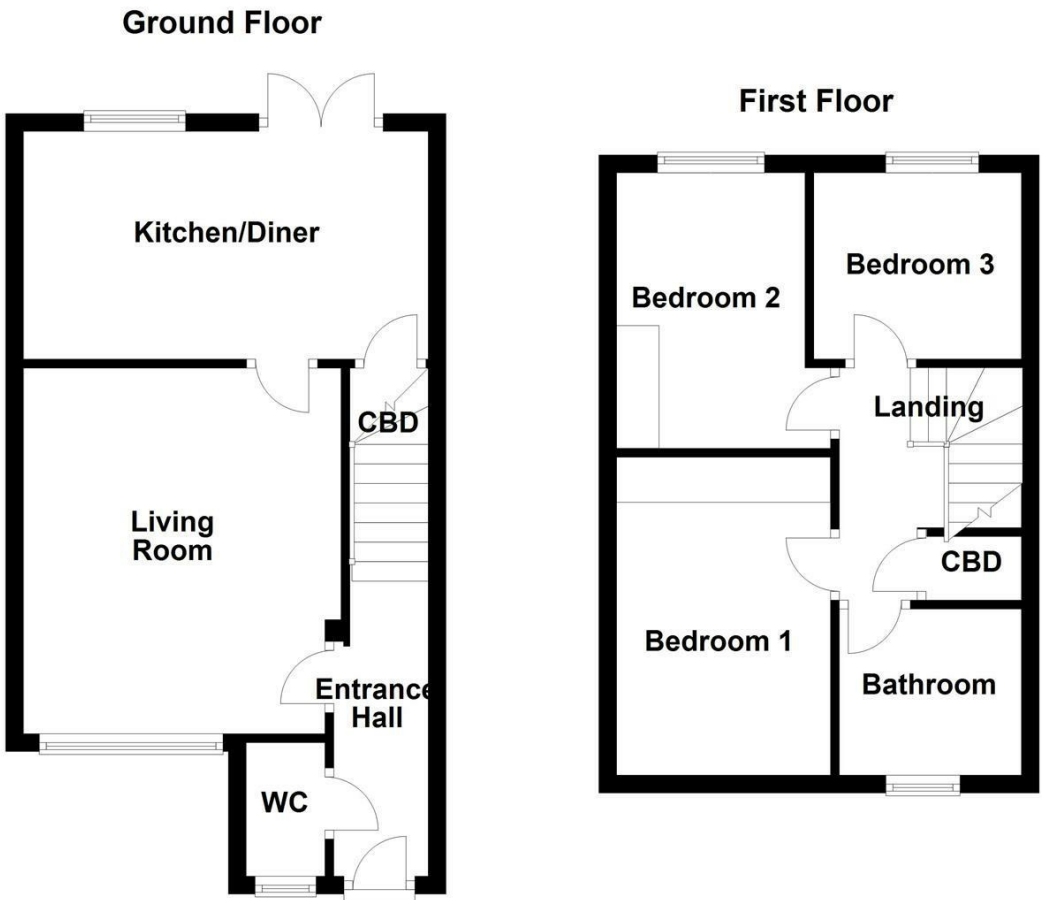
WAKEFIELD
01924 291 294

OSSETT
01924 266 555

HORBURY
01924 260 022

NORMANTON
01924 899 870

PONTEFRACT & CASTLEFORD
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.



20, Bittern Croft, Horbury, Wakefield, WF4 5PD
For Sale Freehold £239,995

Enjoying a prominent position on a modern and attractive development is this well presented three bedroom semi detached house benefitting from ample off road parking and an enclosed landscaped rear garden.

The property fully comprises of entrance hall, downstairs w.c., living room, kitchen/diner and understairs storage cupboard. The first floor landing leads to three bedrooms (two with fitted wardrobes) and the house bathroom/w.c. Outside to the front of the property there is a tarmac off road parking space with paved pathway with low maintenance slate borders. A timber gate with paved pathway leading down the side of the property into the rear garden to a slate paved patio area with pebbled borders and an attractive lawned garden with timber shed, mature tree and slate borders, surrounded by timber panelled surround fences.

The property is situated within easy reach of the good range of shops, schools and recreational facilities within the centre of Horbury itself. A broader range of amenities are available in the nearby city centre of Wakefield.

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



ACCOMMODATION

ENTRANCE HALL

Solid wooden floor, central heating radiator, staircase to the first floor landing and doors to the living room and downstairs w.c.

W.C.

4'9" x 2'9" [1.47m x 0.86m]

Two piece comprising low flush w.c. and pedestal wash basin with mixer tap and tiled splash back. Central heating radiator, laminate tiled floor and UPVC double glazed frosted window overlooking the front aspect.

LIVING ROOM

11'1" [min] x 11'8" [max] x 13'6" [3.40m [min] x 3.56m [max] x 4.12m]

Solid wooden floor, UPVC double glazed window overlooking the front aspect, central heating radiator and door into the kitchen/diner.



KITCHEN/DINER

8'4" x 14'10" [2.56m x 4.54m]

Range of wall and base units with laminate work surface over and tiled splash back above. Stainless steel sink and drainer with mixer tap, space and plumbing for a washing machine, plumbing and drainage for a dishwasher, integrated oven and grill with four ring gas hob and cooker hood over. Space for a freestanding fridge/freezer, fully tiled floor, central heating radiator and a set of UPVC double glazed window and French doors leading into the rear garden. The combi boiler is housed within one of the cupboards. Door providing access to the understairs storage cupboard.



FIRST FLOOR LANDING

Loft access, doors to three bedrooms and the house bathroom. Further door to the storage cupboard over the bulkhead of the stairs with fixed shelving within.

BATHROOM/W.C.

6'2" x 6'3" [1.90m x 1.93m]

Three piece suite comprising panelled bath with glass shower screen, waterfall mixer tap and rain shower attachment, pedestal wash basin with waterfall mixer tap and tiled splash back and low flush w.c. Laminate flooring, extractor fan, central heating radiator and UPVC double glazed frosted window overlooking the front elevation.



BEDROOM ONE

8'2" x 6'7" [2.50m x 2.03m]

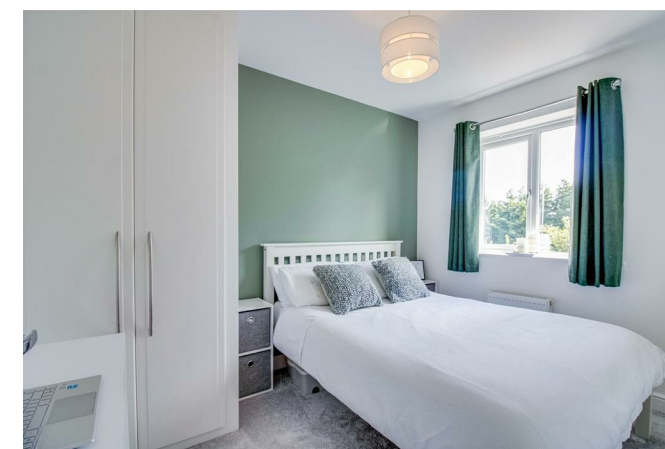
UPVC double glazed window overlooking the front elevation, central heating radiator and fitted wardrobes to one wall.



BEDROOM TWO

8'2" [max] x 7'8" [min] x 10'2" [2.51m [max] x 2.35m [min] x 3.10m]

UPVC double glazed window to the rear elevation, fitted double wardrobe and central heating radiator.



BEDROOM THREE

6'10" x 6'9" [2.10m x 2.08m]

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

OUTSIDE

To the front of the property there is a tarmac off road parking space with paved pathway leading to the front door with low maintenance slate borders. A timber gate with paved pathway leading down the side of the property into the rear garden to a slate paved patio area with pebbled borders and an attractive lawned garden with timber shed, mature tree and slate borders, surrounded by timber panelled surround fences.



PLEASE NOTE

The vendor pays approximately a bi-yearly charge of £85.00 to Meadfleet for the green areas.

COUNCIL TAX BAND

The council tax band for this property is B.

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.