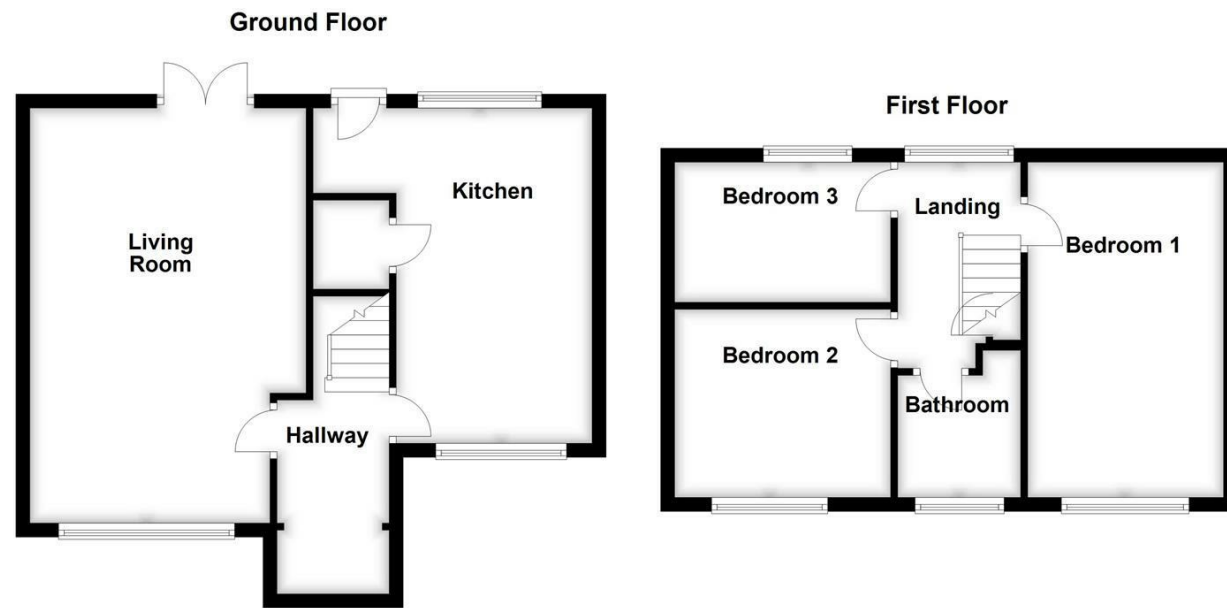




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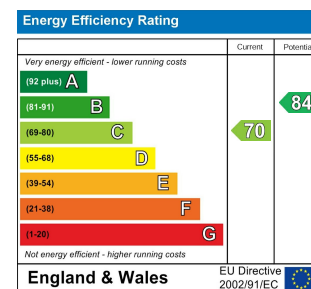
49 The Sycamores, Horbury, WF4 5QG
For Sale Freehold Offers Over £260,000

Situated in this cul-de-sac location is this well presented three bedroom detached property benefitting from ample driveway parking and rear garden.

The property briefly comprises of entrance hall, living room and kitchen/diner. The first floor landing leads to three bedrooms and the family bathroom. Externally to the front are low maintenance lawns and driveway parking with ample space for several cars. To the rear is a decked seating area leading down to an easy to maintain lawn and detached storage garage.

Situated close to Horbury, the property is ideally located for all local shops and amenities including local schools. Whilst only being a short drive away from the motorway network for those looking to commute further afield.

This property would make an ideal family 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.

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 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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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.

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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



ACCOMMODATION

ENTRANCE HALL

Access to the stairs, kitchen/diner and living room.

LIVING ROOM

19'7" x 13'0" [max] [5.98m x 3.98m [max]]

UPVC double glazed French doors to the rear elevation, UPVC double glazed windows to the front and central heating radiator.



KITCHEN

15'10" x 9'2" [4.84m x 2.81m]

Modern fitted kitchen with an array of wall and base units for storage, wood effect laminate work tops, integrated double oven with five ring gas hob with cooker hood,

space for a washing machine, dryer, dishwasher and fridge freezer. UPVC double glazed window to the front and door to the rear elevation, built in storage cupboard and central heating radiator.

FIRST FLOOR LANDING

Access to three bedrooms and family bathroom. Built in storage cupboard over the stairs and UPVC double glazed window to the rear elevation.

BEDROOM ONE

15'10" x 9'2" [4.84m x 2.81m]

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



BEDROOM TWO

10'0" x 9'1" [3.06m x 2.77m]

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



BEDROOM THREE

10'2" x 6'7" [3.11m x 2.01m]

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

BATHROOM/W.C.

5'8" x 7'2" [1.73m x 2.19m]

UPVC double glazed frosted window to the front elevation, three piece suite comprising wall mounted shower over the bath, vanity wash hand basin and low flush w.c. Chrome style ladder radiator, fully tiled over the bath and spotlights to the ceiling.



OUTSIDE

To the front of the property there is a fenced garden with easy to maintain lawn and bush, flower and soil border. Driveway parking with ample space for two/three cars to the side. Whilst to the rear, a decked patio seating area with steps leading down to an easy to maintain lawn with bush and shrub border leading to a detached garage with up and over door, side access via a gate round to the driveway.



COUNCIL TAX BAND

The council tax band for this property is C.

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.