



Total area: approx. 76.7 sq. metres

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

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.



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



9 Hallcroft Close, Horbury, Wakefield, WF4 5DG

For Sale Freehold £240,000

Occupying a generous corner plot position, this well maintained and extended three bedroom semi detached home offers spacious and versatile accommodation, ideally suited to a range of purchasers.

The accommodation briefly comprises an entrance hall, lounge, extended kitchen/diner, rear porch, first floor landing, three well proportioned bedrooms, and a modern fitted shower room. Externally, there is a small flagged garden to the front, while a tarmac driveway to the side provides off road parking and leads to a brick built attached garage with a useful rear storeroom. To the side and rear, there is a low maintenance flagged patio incorporating a small lawned garden.

Situated in a popular area of Horbury, the property is conveniently located for a wide range of local amenities, including shops, well regarded schools, and regular bus services. It also benefits from excellent access to the motorway network, making it ideal for commuters.

This property would make a fantastic opportunity for prospective buyers. The property is offered for sale with no onward chain and vacant possession.



ACCOMMODATION

ENTRANCE HALL

UPVC entrance door leading into the entrance hall which offers coving to the ceiling, central heating radiator, staircase leading to the first floor landing, and door providing access to the lounge.

LOUNGE

12'4" x 18'0" [max] x 13'3" [min] [3.78m x 5.50m [max] x 4.05m [min]]
A spacious reception room featuring a central heating radiator, UPVC double glazed window to the front aspect, and a gas fire set on a marble hearth with matching back and surround. Archway leading through to the extended kitchen/diner.



KITCHEN DINER

20'4" x 8'3" [max] x 6'2" [min] [6.20m x 2.54m [max] x 1.89m [min]]
Fitted with a modern range of wall, base and drawer units with complementary work surfaces incorporating a 1 1/2 bowl stainless steel sink and drainer with mixer tap. Space for a fridge freezer,

plumbing for a washing machine, and space for a cooker. Tiled splashbacks, laminate flooring, central heating radiator, coving to the ceiling, UPVC double glazed windows to the rear and side aspects, and door to the understairs storage cupboard housing the boiler. Door leading to the rear porch.

REAR PORCH

7'6" x 6'3" [2.29m x 1.91m]
With UPVC double glazed windows to the rear and side aspects, a UPVC stable style door providing access to the garden, and additional natural light.



FIRST FLOOR LANDING

UPVC double glazed window to the side aspect, coving to the ceiling, loft access, airing cupboard, and doors leading to three bedrooms and the shower room.

BEDROOM ONE

13'9" x 9'8" [4.20m x 2.96m]
UPVC double glazed window to the front aspect, central heating radiator, laminate flooring, and coving to the ceiling.



BEDROOM TWO

10'5" x 9'8" [max] x 6'4" [min] [3.20m x 2.96m [max] x 1.94m [min]]
UPVC double glazed window to the rear aspect, central heating radiator, laminate flooring, and coving to the ceiling.



BEDROOM THREE

8'5" x 5'7" [2.59m x 1.72m]
UPVC double glazed window to the front aspect, central heating radiator, laminate flooring, coving to the ceiling, and a small bulkhead over the staircase.



SHOWER ROOM

6'2" x 5'6" [1.88m x 1.69m]
Fitted with a concealed low flush WC, wash hand basin set within a vanity unit with storage beneath, and a walk-in shower with electric shower. Tiled walls, tiled effect flooring, chrome heated towel radiator, and a frosted UPVC double glazed window to the rear aspect.



GARAGE

12'3" x 8'7" [3.74m x 2.63m]
Brick built garage with double doors to the front, additional double doors to the side, and power and lighting. To the rear of the garage is a useful separate storeroom, providing excellent additional storage space.

OUTSIDE

To the front of the property is a low maintenance flagged garden. A tarmac driveway to the side provides off road parking and leads to the brick built garage. To the rear is a stone flagged garden incorporating a small lawned area, enclosed by boundary fencing.



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.

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.