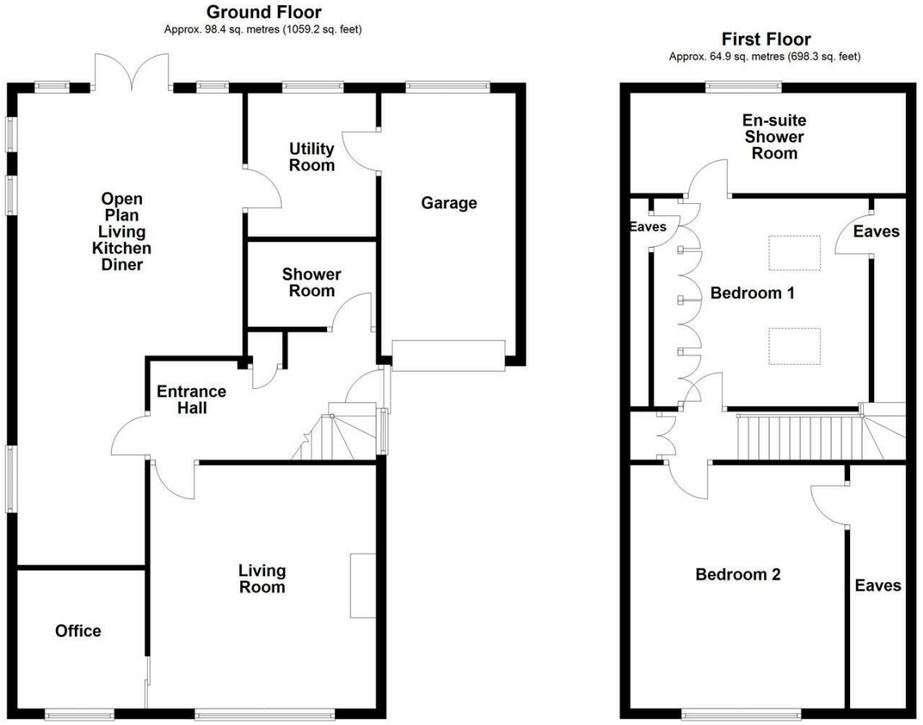


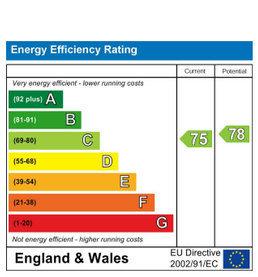
Total area: approx. 163.3 sq. metres (1757.5 sq. feet)

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.

Richard Kendall Estate Agent

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

16 Woodlands, Horbury, Wakefield, WF4 5HH

For Sale Freehold £450,000

Nestled within a cul de sac in the highly sought after village of Horbury is this recently extended and renovated two bedroom detached bungalow offered for sale with no chain and ready to move into. Finished to an exceptionally high standard throughout, the property boasts a stylish modern kitchen, contemporary shower rooms, a driveway providing off road parking for up to three vehicles with garage and a beautifully landscaped, low maintenance rear garden, making it a home not to be missed.

The accommodation briefly comprises an entrance hall, modern shower room and a spacious living room with a sliding door opening into a versatile office space. The heart of the home is a stunning open plan living kitchen diner, complemented by a separate utility room and access to the single integral garage. To the first floor, the landing leads to two well proportioned bedrooms, with the principal bedroom benefitting from its own en suite shower room. Externally, to the front, cast iron gates open onto a driveway providing off road parking and access to the garage. To the rear, the landscaped Indian stone garden offers an impressive space for outdoor dining and entertaining, complete with raised planted beds.

Horbury is a highly regarded village, offering a range of local amenities including shops, schools and restaurants, all within easy reach. Excellent transport links are available via regular bus routes to Wakefield city centre, while the M1 motorway is a short distance away, making it ideal for commuters.

Only a full internal inspection will truly appreciate the quality, space and setting this exceptional home has to offer. Early viewing is highly recommended.

ACCOMMODATION

ENTRANCE HALL
14'6" (max) x 8'2" (min) x 6'3" (4.42m (max) x 2.49m (min) x 1.93m)
Composite front entrance door with UPVC double glazed window to the side aspect, moduleo flooring, central heating radiator, coving to the ceiling and staircase with handrail to the first floor landing. Doors leading to the living room, open plan kitchen living diner, storage cupboard and downstairs shower room. Plinth lighting to the staircase.

SHOWER ROOM/W.C.
5'5" x 8'0" (1.66m x 2.45m)
Three piece suite comprising walk-in shower cubicle with glass screen and mains fed shower with rainfall head and attachment, wall hung wash basin set within vanity unit and concealed system low flush W.C. Fully tiled walls, moduleo flooring, chrome heated towel radiator, LED mirror, inset spotlights and extractor fan.

LIVING ROOM
15'7" x 14'7" (4.76m x 4.46m)
UPVC double glazed window to the front with fitted blind, coving to the ceiling, central heating radiator and multi fuel cast iron burner set on a stone hearth with wooden mantel. Sliding solid wood pocket door leading to the office.

OFFICE
8'2" x 8'11" (2.49m x 2.72m)
UPVC double glazed window to the front with fitted blind, central heating radiator, coving to the ceiling and fitted desk with storage cupboards.

OPEN PLAN LIVING KITCHEN DINER
30'2" (max) x 14'5" (min) x 8'0" (9.22m (max) x 4.40m (min) x 2.44m)
Fitted with a luxury range of wall and base units with quartz work surfaces and upstands, 1.5 stainless steel sink with instant hot water tap, integrated Neff oven and grill with warming drawer, integrated microwave with warming drawer, full size integrated Neff dishwasher, integrated wine cooler and space for an American style fridge freezer. Four ring induction hob with built-in extractor. Breakfast bar with quartz work surface, display cabinets with glass shelving and downlighting, moduleo flooring, two vertical radiators and feature lighting including chandeliers. Five UPVC double glazed windows (two rear, three side) and French doors with built-in blinds leading to the rear garden. Door leading to the utility room.

UTILITY ROOM
7'11" x 8'4" (2.43m x 2.56m)
Recently fitted with wall and base units with laminate work surface, stainless steel sink with swan neck mixer tap, plumbing for washing machine and space for dryer. Moduleo flooring, vertical radiator, extractor fan, inset spotlights and UPVC double glazed window to the rear. Door leading to the integral garage.

INTEGRAL GARAGE
8'7" x 16'11" (2.63m x 5.18m)
Electric roller door to the front, UPVC double glazed frosted window to the rear, power and lighting, housing the combi boiler.

FIRST FLOOR LANDING
Storage cupboard with shelving, loft access and doors leading to two bedrooms.

BEDROOM ONE
13'4" x 11'1" (4.07m x 3.40m)
Two Velux windows with blinds, integrated air conditioning, fitted wardrobes to one wall and access to eaves storage. Door leading to the en suite.

EN SUITE SHOWER ROOM/W.C.
6'6" x 10'7" (1.99m x 3.25m)
Large shower cubicle with glass screens and mains fed shower with rain fall head and attachment, concealed system low flush W.C. with Japanese toilet, wash basin set within vanity unit with quartz work surface, LED mirror and strip lighting. Fully tiled walls, moduleo flooring, chrome heated towel radiator, inset spotlights, extractor fan and UPVC double glazed frosted window to the side.

BEDROOM TWO
15'5" x 13'9" (4.72m x 4.20m)
UPVC double glazed window to the front, integrated air conditioning and access to eaves storage.

OUTSIDE
To the front, double cast iron gates open onto a block paved driveway providing ample off road parking, leading to a modern, recently fitted carport and integral garage. Low maintenance slate garden with planted borders and enclosed by brick walling. External lighting and power points. To the rear, a fully landscaped Indian stone garden provides excellent space for outdoor dining and entertaining, with raised planted beds, timber fencing and additional power and water connections. Pathways lead to both sides of the property with gated access.

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.