



WAKEFIELD  
01924 291 294

OSSETT  
01924 266 555

HORBURY  
01924 260 022

NORMANTON  
01924 899 870

PONTEFRACT & CASTLEFORD  
01977 798 844



Dimensions in millimeters and [Feet].

Dimensioned Sales Plans (1:100 at A4)

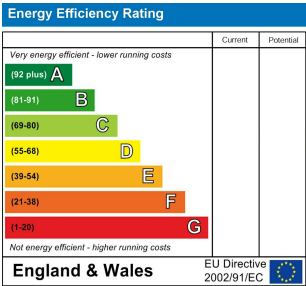


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We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take 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** [www.mortgagesolutionsofwakefield.co.uk](http://www.mortgagesolutionsofwakefield.co.uk)  
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 339572,  
Pontefract & Castleford office 01977 798844 or 07776458351,  
Ossett & Horbury offices 01924 266555  
and Normanton office 01924 899870.  
Alternatively email [vince@mortgagesolutionsofwakefield.co.uk](mailto:vince@mortgagesolutionsofwakefield.co.uk) or [chris@mortgagesolutionsofwakefield.co.uk](mailto:chris@mortgagesolutionsofwakefield.co.uk)

\*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.



## Plot 1 Laburnum Grove, Horbury, Wakefield, WF4 6HG

### For Sale Freehold £695,000

A fantastic opportunity for the discerning buyer to acquire one of the two luxurious four double bedroom executive detached homes available, boasting accommodation extending towards 2,400 sq ft. within a select development in the highly sought after location of Horbury. Potential purchasers have the options to choose kitchen tiling, flooring and decoration if early interest is confirmed.

The accommodation briefly comprises of entrance hall, lounge, separate dining room, stunning contemporary kitchen/diner, utility room and downstairs w.c. Stairs to first floor landing in turn leads to four double bedrooms, bedroom one with en suite bathroom/w.c., bedroom two with en suite shower room/w.c. in addition to the main house bathroom/w.c. Outside, gated access leads to a block paved courtyard setting with driveway off, providing off street parking and detached garage. To the rear there is a newly turfed garden to the rear incorporating flagged terrace patio area, ideal for entertaining purposes.

Set in an enviable position within Horbury, the property is well placed to local amenities including shops, schools and local eateries are nearby, as well as great access to the motorway network which is readily accessible enabling convenience for daily travel further afield. Horbury has greater access to a broader range of amenities as well as Wakefield city centre which is nearby.

The property will be ready for completion towards March 2023, early interest comes highly recommended to avoid disappointment and with the added benefit of a 10 year premiere guarantee.



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#### ACCOMMODATION

##### HALLWAY

##### DINING ROOM

9'6" x 12'9" [2.90m x 3.90m]

##### LOUNGE

12'3" x 16'2" [3.75m x 4.95m]

##### W.C.

##### UTILITY

##### KITCHEN/FAMILY

14'7" x 26'10" [4.45m x 8.20m]

##### FIRST FLOOR LANDING

##### BEDROOM ONE

14'7" x 13'9" [4.45m x 4.20m]

##### EN SUITE/W.C.

##### BEDROOM TWO

12'9" x 14'7" [3.90m x 4.45m]

##### EN SUITE/W.C.

##### BEDROOM THREE

16'2" x 9'6" [4.95m x 2.90m]

##### BEDROOM FOUR

9'6" x 12'9" [2.90m x 3.90m]

##### BATHROOM/W.C

##### OUTSIDE

Gated access leads to a block paved courtyard setting with driveway off, providing off street parking and detached garage. To the rear there is a newly turfed garden to the rear incorporating flagged terrace patio area, ideal for entertaining purposes.



#### 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.

#### SAP/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.

#### COUNCIL TAX BAND

The council tax band for this property is TBC.