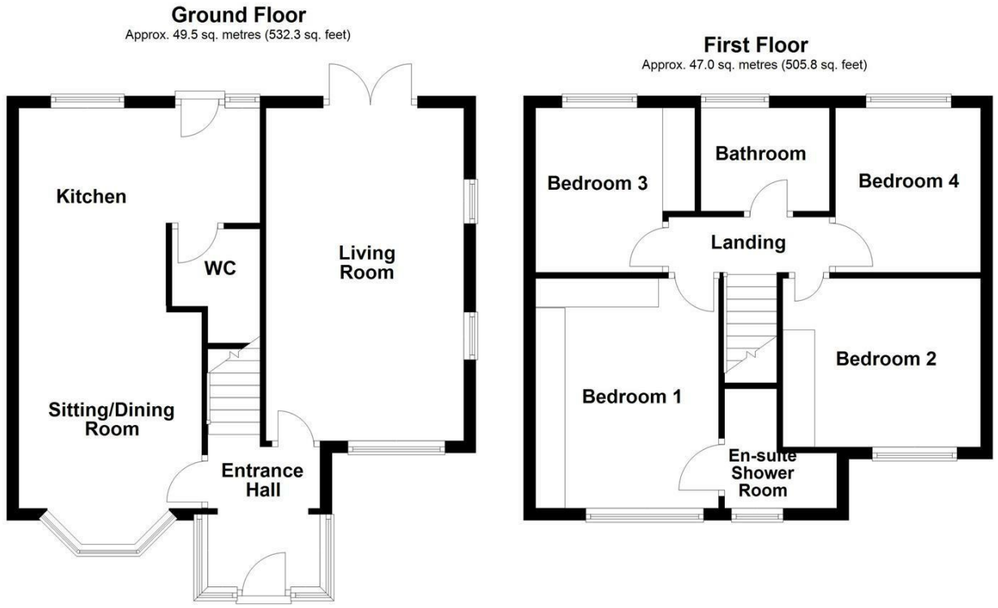


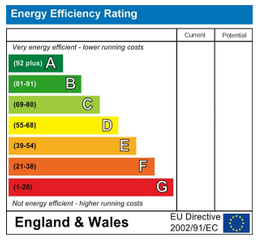
Total area: approx. 96.4 sq. metres (1038.1 sq. feet)

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

1 Tyndale Avenue, Horbury, Wakefield, WF4 5QT

For Sale Freehold £425,000

A fantastic opportunity to acquire this four bedroom detached family home, ideally positioned within close proximity to Horbury town centre and benefitting from gardens to three sides.

The property is approached via a paved pathway leading to the entrance hall, which provides access to a spacious sitting/dining room and a modern fitted kitchen complete with integrated appliances and access to the rear garden. The ground floor also includes a downstairs WC and a well proportioned living room featuring dual aspect windows and a feature fireplace. To the first floor, the landing leads to four double bedrooms, with bedrooms one, two and three benefitting from fitted wardrobes. The principal bedroom also enjoys en suite shower facilities, while the remaining bedrooms are served by a contemporary three piece house bathroom. Externally, the property boasts an attractive lawned front garden with planted borders and a paved pathway leading to the entrance and continuing down the side. The gardens extend around the property, offering a high degree of privacy with mature hedging. To the rear, there is a generously sized enclosed garden featuring a paved patio area ideal for outdoor dining, overlooking a well maintained lawn with planted borders. Additional benefits include an external power supply, water connection and sensor lighting. A paved pathway leads to a timber gate providing access to a double driveway and a detached double garage with manual up and over door, power and lighting. The rear garden is fully enclosed by timber fencing and brick walling.

The property is conveniently located within walking distance of local amenities and well regarded schools, with regular bus routes providing access to Wakefield city centre. The motorway network is also easily accessible, making it ideal for those commuting further afield.

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

ACCOMMODATION

ENTRANCE HALL
Accessed via a UPVC double glazed entrance porch with windows to three sides, leading into the main hallway with staircase to the first floor, central heating radiator, coving to the ceiling and laminate flooring. Doors provide access to the living room and sitting/dining room.

SITTING/DINING ROOM
10'0" x 10'8" [3.05m x 3.27m]
Walk-in UPVC double glazed bay window to the front, laminate flooring, coving to the ceiling and central heating radiator. Opening through to the kitchen.

KITCHEN
10'9" x 8'1" [3.29m x 2.47m]
Fitted with a range of wall and base units with sandstone work surfaces and tiled splashbacks, inset stainless steel sink and drainer with mixer tap, integrated double oven and gas hob with extractor, integrated washing machine and fridge freezer. Fully tiled floor with underfloor heating, spotlights to the ceiling, UPVC double glazed windows to the rear and door leading out to the garden.

W.C.
4'9" x 4'8" [1.47m x 1.44m]
Fitted with a low flush WC and wash basin, fully tiled walls and floor, chrome heated towel rail and extractor fan.

LIVING ROOM
18'0" x 10'9" [5.50m x 3.30m]
Triple aspect with UPVC double glazed windows to the front and side, along with French doors to the rear garden. Laminate flooring, two central heating radiators and feature gas fire with stone hearth and wooden surround.

FIRST FLOOR LANDING
Coving to the ceiling, loft access and doors leading to four bedrooms and the house bathroom, with decorative wall panelling and dado rail.

BEDROOM ONE
12'6" x 10'0" [3.83m x 3.07m]
UPVC double glazed window to the front, fitted wardrobes and bedside units, laminate flooring, central heating radiator and access to the en suite.

EN SUITE SHOWER ROOM/W.C.
5'9" x 2'9" [1.76m x 0.86m]
Fitted with shower cubicle, wash basin and WC, fully tiled walls, chrome heated towel rail and frosted UPVC double glazed window.

BEDROOM TWO
8'9" x 10'11" [2.69m x 3.35m]
UPVC double glazed window to the front, fitted wardrobes and drawers, laminate flooring and central heating radiator.

BEDROOM THREE
6'11" x 8'11" [2.12m x 2.73m]
UPVC double glazed window to the rear, fitted wardrobes, laminate flooring and central heating radiator.

BEDROOM FOUR
7'11" x 8'11" [2.42m x 2.74m]
UPVC double glazed window to the rear, laminate flooring and central heating radiator.

BATHROOM/W.C.
5'7" x 7'0" [1.71m x 2.15m]
Fitted with a three piece suite including freestanding bath, wash basin and WC, fully tiled walls and floor, chrome heated towel rail, spotlights and frosted UPVC double glazed window.

OUTSIDE
To the front of the property there is a well maintained garden with planted borders and a driveway providing off road parking, leading to a spacious double garage with power and lighting. To the rear, the property enjoys a generous enclosed garden, predominantly laid to lawn with paved patio areas, ideal for outdoor dining and entertaining. The garden is bordered by mature planting and fencing, offering a good degree of privacy.

GARAGE
17'4" x 17'6" [5.29m x 5.34m]
Double garage with power, lighting and up and over door, providing additional off road parking.

COUNCIL TAX BAND
The council tax band for this property is E.

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.

PLEASE NOTE
Under the Estate Agency Act 1974, we will point out that the vendor in this instance is a relative of an employee of Richard Kendall Estate Agent.