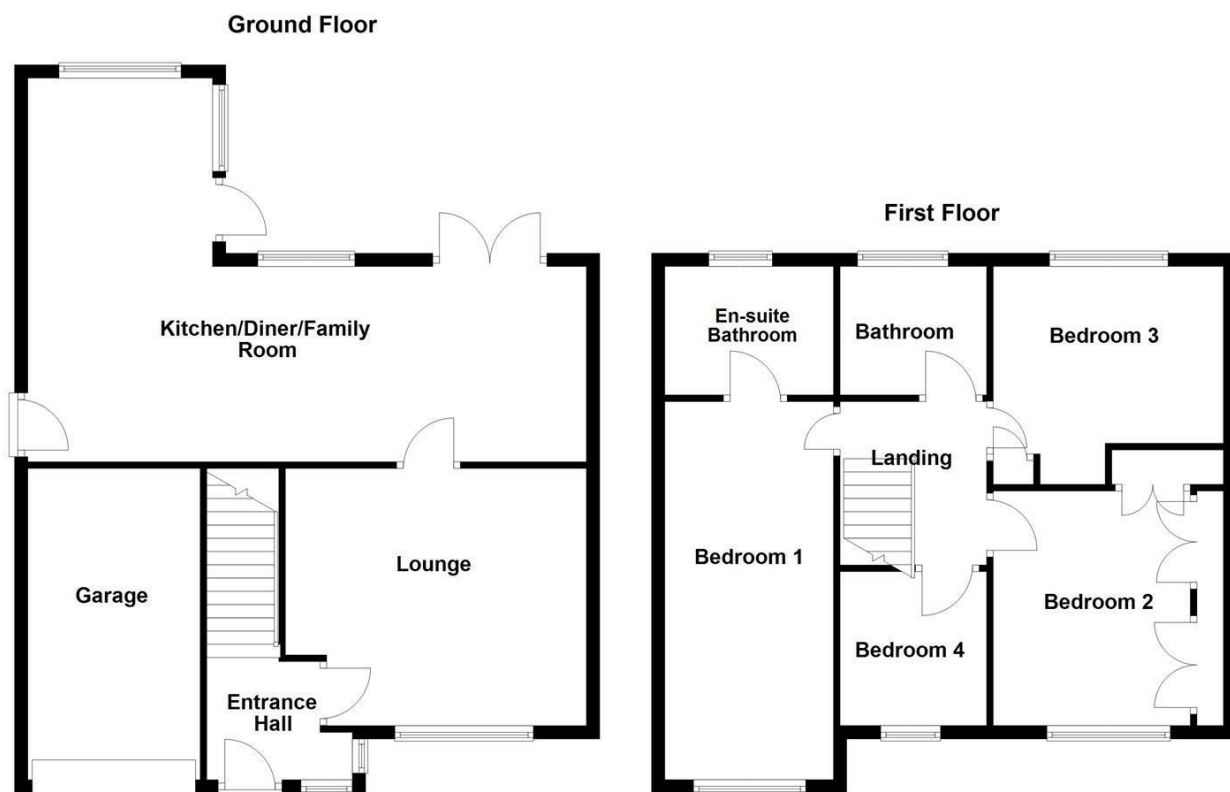


IMPORTANT NOTE TO PURCHASERS
 We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements 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 01924 291 294	OSSETT 01924 266 555	HORBURY 01924 260 022
NORMANTON 01924 899 870	PONTEFRACT & CASTLEFORD 01977 798 844	



6 Hall Cliffe Rise, Horbury, Wakefield, WF4 6NJ

For Sale Freehold Offers Over £450,000

Superbly appointed throughout, this spacious and extended four bedroom detached family home occupies a corner plot position within a popular residential area. The property benefits from gas central heating and UPVC double glazing.

The well planned accommodation briefly comprises of the entrance hall, lounge, and a stunning open plan L-shaped kitchen, dining and family room, ideal for modern family living and entertaining. To the first floor, the landing leads to four well proportioned bedrooms, with the principal bedroom having the advantage of an en suite bathroom, in addition to a contemporary main house shower room. Outside, to the front is a lawned garden with planted borders and shrubs, together with a driveway providing off street parking and leading to the integral garage. To the rear is an attractive south west facing, tiered garden with mature trees, plants and shrub borders, incorporating an Indian stone terrace patio area, ideal for outdoor dining and entertaining, along with a further side garden with seating area, enjoying a good degree of privacy.

The property is pleasantly situated in a popular part of Horbury, well placed for a good range of local amenities including shops, schools and regular bus services, whilst also offering convenient access to the motorway network, making it ideal for commuters.

This fantastic family home truly deserves an early viewing in order to fully appreciate the size, position and quality of accommodation on offer, and to avoid disappointment.



ACCOMMODATION

ENTRANCE HALL

Entrance door leading into the entrance hallway, having double glazed UPVC windows to the front and side elevations, engineered oak flooring, radiator, and staircase rising to the first floor landing.

LOUNGE

11'10" x 15'0" [3.63m x 4.59m]
Having fitted LVT wood flooring, radiator, double glazed window to the front elevation and coving to the ceiling.



OPEN PLAN 'L' SHAPED KITCHEN/DINING/FAMILY ROOM
277" x 10'9" + 10'2" x 9'10" [8.42m x 3.28m + 3.10m x 3.01m]
Fitted with a contemporary range of two-tone soft-close wall and base units with Corian work surfaces incorporating one and a half bowl sink with mixer tap. Having Hotpoint induction hob with a downdraught extractor, twin Hotpoint self cleaning ovens, integrated fridge, freezer, dishwasher and washing machine, tiled flooring with

electric underfloor heating, two radiators, recessed spotlights, double glazed French doors and window to the rear, additional door to the side, and further window and French doors to the side elevation.

FIRST FLOOR LANDING

With glass balustrade and Velux roof light, giving access to four bedrooms and the house shower room.

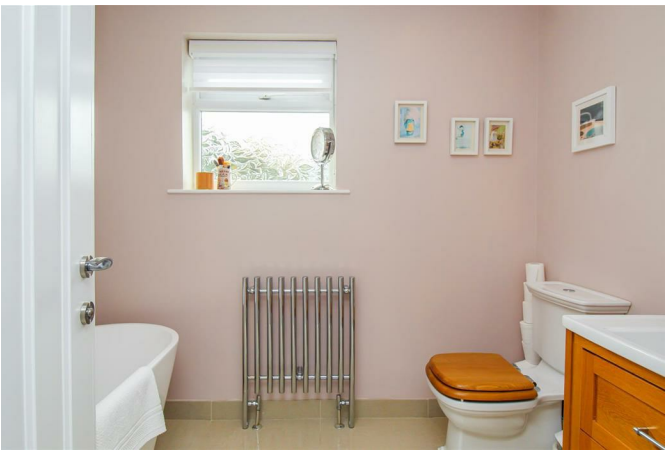
BEDROOM ONE

20'3" x 8'6" [6.19m x 2.60m]
Having a double glazed window to the front with fitted shutters, radiator, loft access [loft boarded], and door leading to the en-suite.



EN SUITE BATHROOM

6'1" x 8'5" [1.86m x 2.58m]
Fitted with low flush WC, wash basin with vanity storage, freestanding bath, chrome radiator, underfloor heating, tiled floor, recessed spotlights, and double glazed frosted window to the rear.



BEDROOM TWO

11'3" x 10'0" [3.45m x 3.07m]
Having fitted wardrobes to one wall, radiator, wood effect flooring, and double glazed window to the front with fitted shutters.



BEDROOM THREE

11'7" x 11'4" [max] x 9'3" [min] [3.54m x 3.46m [max] x 2.84m [min]]
Having a radiator, double glazed window to the rear, and door to storage cupboard.



BEDROOM FOUR

6'5" x 8'2" [1.98m x 2.51m]
Having LVT flooring, radiator, and double glazed window to the front.

HOUSE SHOWER ROOM

6'0" x 6'5" [1.84m x 1.97m]
Fitted with concealed cistern WC, wash basin set in vanity unit with

work surface, walk-in shower with mixer shower and separate attachment, full height tiling in the shower and a tiled floor, chrome towel radiator, underfloor heating, recessed spotlights, and frosted double glazed window to the rear.



GARAGE

17'4" x 9'2" [5.29m x 2.81m]
Having up-and-over door, power and light, boiler, and water supply.

OUTSIDE

To the front is a lawned garden with planted borders and driveway providing off street parking and leading to the garage. To the rear is a three tiered, south west facing garden with mature plants, trees and shrub borders, incorporating an Indian stone terrace seating area ideal for entertaining and enjoying a good degree of privacy, together with additional side garden area with planted borders and a greenhouse.



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.

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.