Richard Kendall Estate Agent

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61 The Sycamores, Horbury, Wakefield, WF4 5QG

For Sale Freehold Offers In The Region Of £260,000

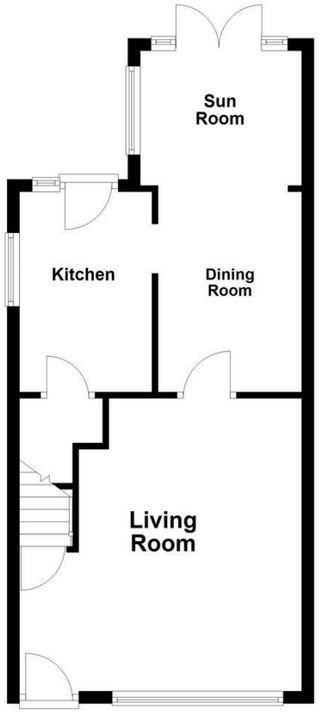
Nestled in a cul-de-sac position is this three bedroom detached family home benefitting from driveway parking, garage, attractive front and rear gardens.

The property briefly comprises of the living room, dining room, sun room and kitchen. The first floor landing leads to three bedrooms and house bathroom. Outside to the front is a pleasant lawned garden and driveway for two vehicles leading to the single detached garage. To the rear is an attractive lawned garden with a timber decked patio area with steps down to a lawn.

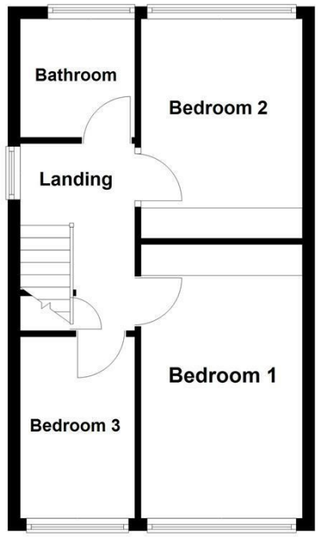
Situated in Horbury, the property is ideally located for all local amenities including shops and schools, as well as being a short distance away from Horbury town centre. The motorway network is only a short drive away, for those looking to travel further afield. It is perfectly situated for major bus routes to both Wakefield and Huddersfield.

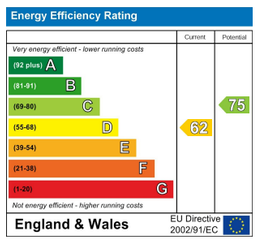
Only a full internal inspection will reveal all that's on offer at this quality home and an early viewing comes highly recommended.

Ground Floor



First Floor





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.

ACCOMMODATION

LIVING ROOM
15'5" x 15'0" (max) x 11'10" (min) (4.72m x 4.59m (max) x 3.63m (min))
Composite front entrance door, two central heating radiators, coving to the ceiling, dado rail, UPVC double glazed window overlooking the front aspect and gas fire on a marble hearth with marble matching interior and wooden decorative surround. Door providing access into the dining room.

DINING ROOM
10'8" x 7'7" (3.26m x 2.32m)
Feature archway providing access into the sun room, laminate flooring, coving to the ceiling, contemporary radiator and further archway providing access into the kitchen.

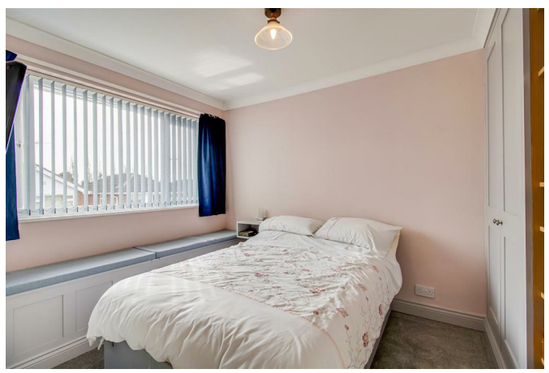
SUN ROOM
7'1" x 8'4" (2.18m x 2.55m)
Pitch tinted 'self cleaning' glass roof, central heating radiator, inset spotlights, laminate flooring, UPVC double glazed window to the side and set of UPVC double glazed French doors with panel windows and built in blinds to the rear garden.

KITCHEN
Range of wall and base units with laminate work surface over and tiled splash back, stainless steel sink and drainer with swan neck mixer tap, integrated twin oven and grill with microwave oven, four ring gas hob and cooker hood. Built in wine rack, display cabinets, space and plumbing for a washing machine, integrated fridge and freezer. Composite rear entrance door, fully tiled floor, UPVC double glazed windows to the rear and side, door providing access into built in pantry cupboard.

FIRST FLOOR LANDING
Central heating radiator, UPVC double glazed window overlooking the side elevation, coving to the ceiling and loft access to the partially boarded loft with light within. Doors to three bedrooms, bathroom and boiler cupboard.

BEDROOM ONE
8'7" x 12'8" (2.64m x 3.87m)
Fitted wardrobes and drawers, coving to the ceiling, central heating radiator, UPVC double glazed window overlooking the front elevation.

BEDROOM TWO
8'7" x 9'6" (2.63m x 2.91m)
UPVC double glazed window overlooking the rear elevation, central heating radiator, coving to the ceiling and fitted wardrobes and storage units.



BEDROOM THREE
9'6" x 6'1" (2.90m x 1.86m)
Central heating radiator, UPVC double glazed window overlooking the front elevation and fitted storage cupboards.

BATHROOM/W.C.
6'3" x 6'2" (1.92m x 1.88m)
Three piece suite comprising panelled bath with mixer shower over, low flush w.c. and pedestal wash basin. Central heating radiator, UPVC double glazed frosted window overlooking the rear elevation and extractor fan.

OUTSIDE
To the front is a lawned garden and resin driveway providing off road parking for two vehicles leading to the single detached garage with manual up and over door. To the rear is a timber decked patio area, perfect for entertaining and dining purposes with steps down to an attractive lawned garden, surrounded by timber fencing.

WHY SHOULD YOU LIVE HERE?
What our vendor says about their property:
"We have lived in the property for over 30 years a number of our neighbours have been on the cul de sac for the same time or longer. There are newer neighbours with young families so it is a nice blend and everyone is friendly. The house is great for access to schools and Horbury. It also has access to nice walks on the river, canal and surrounding area. "

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.

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.