



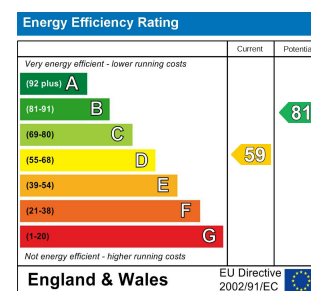
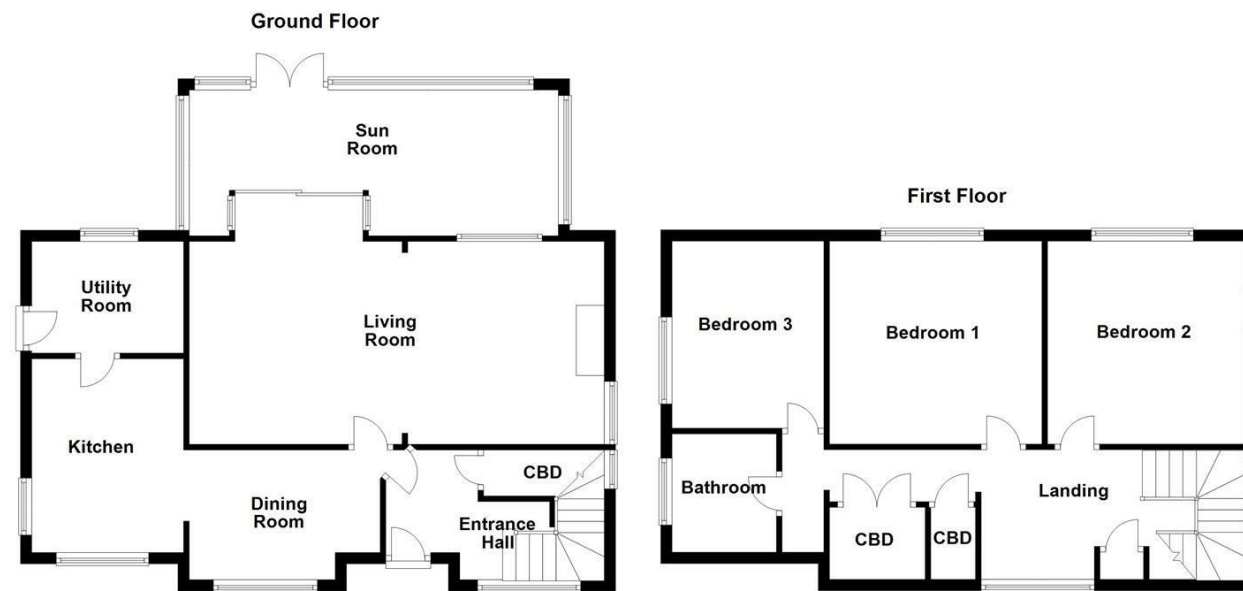
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We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take 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**

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.



**17 Southwell Lane, Horbury, Wakefield, WF4 5BN**

**For Sale Freehold Offers In The Region Of £495,000**

A fantastic opportunity to purchase this three bedroom detached family home which enjoys a substantial plot and provides ample off road parking which is furthered by a detached double garage and substantial landscaped enclosed gardens.

The property fully comprises of entrance hall with under stairs storage cupboard, dining room, kitchen with integrated appliances and separate utility room, generously proportioned living room and sun room to complete the ground floor. To the first floor, there is a spacious landing area with storage cupboards off and three double bedrooms and three piece suite house bathroom/w.c. Externally to the front of the property there is an attractive landscaped garden with marble pathway with planted borders and timber panelled surround fences on all sides. There's a large tarmac driveway providing off road parking for at least three vehicles with a detached double garage with twin electric up and over doors, with power and light within. Double timber gates provide access onto a further tarmac driveway behind, furthering off road parking for the property. Access to an outside w.c. and office located behind the garage. Within the rear garden there is an L-shaped paved patio area, perfect for al fresco dining overlooking the attractive lawned rear garden with planted borders and allotment style beds at the rear, with wood shed and timber panelled surround fences on all three sides, making it completely enclosed.

The property is within walking distance to the local amenities and schools located within the sought after village of Horbury, with main bus routes running to and from Wakefield city centre. The M1 motorway is only a short distance away, perfect for those looking to travel further afield.

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



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## ACCOMMODATION

### ENTRANCE HALL

Staircase with solid wooden handrail with cast iron balustrade leading to the first floor landing. UPVC double glazed window overlooking the front aspect, laminate flooring, central heating radiator, coving to the ceiling and doors to the dining room and under stairs storage cupboard.

### UNDER STAIRS STORAGE CUPBOARD

L-shaped UPVC double glazed window to the side aspect.

### DINING ROOM

11'1" x 7'6" [3.40m x 2.29m]

UPVC double glazed window overlooking the front aspect, coving to the ceiling, central heating radiator with cover and laminate flooring. An archway providing access into the kitchen and a door providing access into to living room.



### KITCHEN

8'10" x 11'4" [2.71m x 3.46m]

Range of wall and base units with laminate work surface over and tiled splash back above, 1.5 stainless steel sink and drainer with chrome mixer tap and swan neck. Integrated double oven and grill and separate five ring gas hob with curved cooker hood with glass surround above in chrome. Downlights built into surround, integrated full size dishwasher and UPVC double glazed window to the front and window to the side aspect, enjoying a dual aspect. Laminate tiled floor and door providing access into the utility room at the rear.

### UTILITY ROOM

6'6" x 8'11" [2.0m x 2.73m]

Range of wall and base units with laminate work surface over and tiled splash back above, window overlooking the landscaped rear garden and timber door accessing the side of the property. Plumbing and drainage for a washing machine with space under the counter, as well as space for a dryer. Space for a large fridge/freezer freestanding and laminate tiled floor. The combi condensing boiler is housed within the utility room.

### LIVING ROOM

12'5" x 24'10" [3.80m x 7.59m]

UPVC double glazed window overlooking the side aspect and timber double glazed window looking into the sun room providing a dual aspect. Two central heating radiators, gas fire on a stone hearth with decorative brick surround and solid wooden mantle above. Multi-fuel cast iron burner inset onto a tiled hearth with decorative brick interior and solid wooden mantle above. Coving to the ceiling and set of UPVC sliding patio doors leading through into the sun room with two timber double glazed windows on either side.



### SUN ROOM

8'6" x 21'6" [2.61m x 6.57m]

Timber double glazed windows on all three sides and a set of timber French doors leading out into the landscaped rear garden. Tiled section within sun room, timber cladding to the ceiling with inset spotlights within and a central heating radiator.



### FIRST FLOOR LANDING

UPVC double glazed windows overlooking the side and front elevation providing a dual aspect on this spacious landing. Central heating radiator, coving to the ceiling and loft access. Doors to three bedrooms, house bathroom/w.c., storage cupboard with wardrobe rail within, storage cupboard with fixed shelving within and double doored storage cupboard.

### BEDROOM TWO

12'6" x 11'6" [3.83m x 3.52m]

UPVC double glazed windows overlooking the rear and side elevation, central heating radiator and partial coving to the ceiling.



### BEDROOM ONE

12'5" x 12'6" [3.81m x 3.82m]

UPVC double glazed window overlooking the rear elevation, coving to the ceiling and central heating radiator.



### BATHROOM/W.C.

5'8" x 6'11" [1.74m x 2.13m]

Three piece suite comprising curved corner bath with Jacuzzi style jets with mixer tap and wall mounted shower attachment. Half tiled walls, low flush w.c., pedestal wash basin with chrome mixer tap, UPVC double glazed frosted window overlooking the side elevation, wall mounted extractor fan and wall mounted ladder style radiator.

### BEDROOM THREE

9'0" x 10'3" [2.76m x 3.14m]

UPVC double glazed window overlooking the side elevation, central heating radiator and coving to the ceiling.



### GARAGE

Power and light within. UPVC double glazed frosted window to the side, two timber doors and UPVC double glazed door, as well twin electric up and over doors. Access to an outside w.c. and office located behind the garage.

### OUTSIDE

To the front of the property there is a large tarmac driveway for three vehicles with a detached double garage. Swinging double timber gates provide access onto a further tarmac driveway furthering the off road parking for the property. There is a superb attractive landscaped front garden with planted borders with a marble pathway accessed by a timber gate, leading to the recess porch area and low maintenance pebble border running adjacent to the front of the property with timber panelled surround fence. The tarmac driveway opens to a large L-shaped paved patio area, perfect for entertaining and dining purposes overlooking the tiered attractive two lawned rear gardens with allotment style beds at the rear and a second timber decked patio area enjoying the sunshine all day long with a south facing garden, with wood shed and timber panelled surround fences and walls, making the garden completely enclosed at the rear.



### 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.