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# 41 Hallcroft Drive, Horbury, Wakefield, WF4 5DQ

## For Sale Freehold Offers Over £240,000

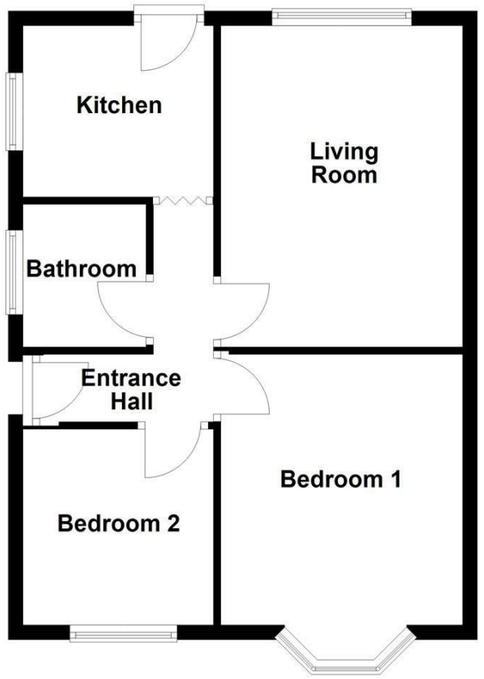
In need of a degree of modernisation yet offering fantastic potential is this two bedroom detached true bungalow, located in the sought after area of Horbury. The property boasts two well proportioned bedrooms, front and rear gardens, and off road parking, making it an opportunity not to be missed.

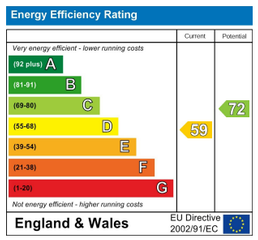
The accommodation briefly comprises an entrance hall with loft access and doors leading to the living room, kitchen, two bedrooms and the bathroom. The kitchen provides direct access to the rear garden. To the front, the property features a lawned garden with planted borders of mature shrubs, timber fencing and paved walkways. A tarmac driveway provides off road parking and runs along the side of the property, leading to a single detached garage to the rear with a manually operated door. The rear garden is predominantly laid to lawn with a variety of mature shrubs throughout and benefits from two separate patio areas, ideal for outdoor dining and entertaining. The garden is fully enclosed by timber fencing and hedging, making it particularly suitable for children and pets.

Horbury is a highly regarded location and appeals to a wide range of buyers, particularly those looking to downsize while remaining close to local amenities. Shops and schools are within walking distance, with a wider range of facilities available in Wakefield city centre, which is only a short distance away. Local bus routes run through Horbury, and Wakefield's two train stations provide excellent links to Leeds, Manchester and London. The M1 motorway is also conveniently close for those commuting further afield.

With its excellent potential, this property warrants a full internal inspection to fully appreciate what is on offer. Early viewing is highly recommended to avoid disappointment.

### Ground 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

### ENTRANCE HALL
Double glazed frosted side entrance door, central heating radiator, loft access, and doors leading to two bedrooms, the bathroom, living room and kitchen.

### LIVING ROOM
10'10" x 14'4" (3.32m x 4.38m)
UPVC double glazed window to the rear, central heating radiator, and an electric fireplace with wooden half surround and mantle.

### KITCHEN
8'6" x 7'11" (2.60m x 2.42m)
Fitted with a range of wall and base units with work surfaces over, stainless steel sink and drainer with mixer tap, tiled splashbacks, four ring hob, integrated oven, integrated fridge/freezer, and space and plumbing for a washing machine. A central heating radiator, double glazed window to the side and frosted double glazed door opening to the rear garden.

### BEDROOM ONE
14'4" x 10'9" (max) x 4'11" (min) (4.37m x 3.30m (max) x 1.50m (min))
UPVC double glazed bay window to the front, central heating radiator, and a range of fitted wardrobes and storage units.

### BEDROOM TWO
8'9" x 8'6" (2.67m x 2.60m)
UPVC double glazed window to the front and central heating radiator.

### BATHROOM/W.C.
5'6" x 6'0" (1.70m x 1.85m)
Double glazed frosted window to the side, central heating radiator, low flush w.c., pedestal wash basin, and a panelled bath with mixer tap and shower head attachment.

### OUTSIDE
To the front, the garden is laid mainly to lawn with planted bed borders incorporating a range of mature shrubs, along with timber fencing to the boundaries. A tarmac driveway provides off road parking and runs down the side of the property, leading to a single detached garage with up and over door. The rear garden is mainly laid to lawn and incorporates two paved patio areas, ideal for outdoor dining and entertaining. The garden is well stocked with mature shrubs throughout and is fully enclosed by timber fencing.

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

### FLOOR PLAN
This floor plan is intended as a rough guide only and is not to be intended as an exact representation and should not be scaled. We cannot confirm the accuracy of the measurements or details of this floor plan.

### 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.