



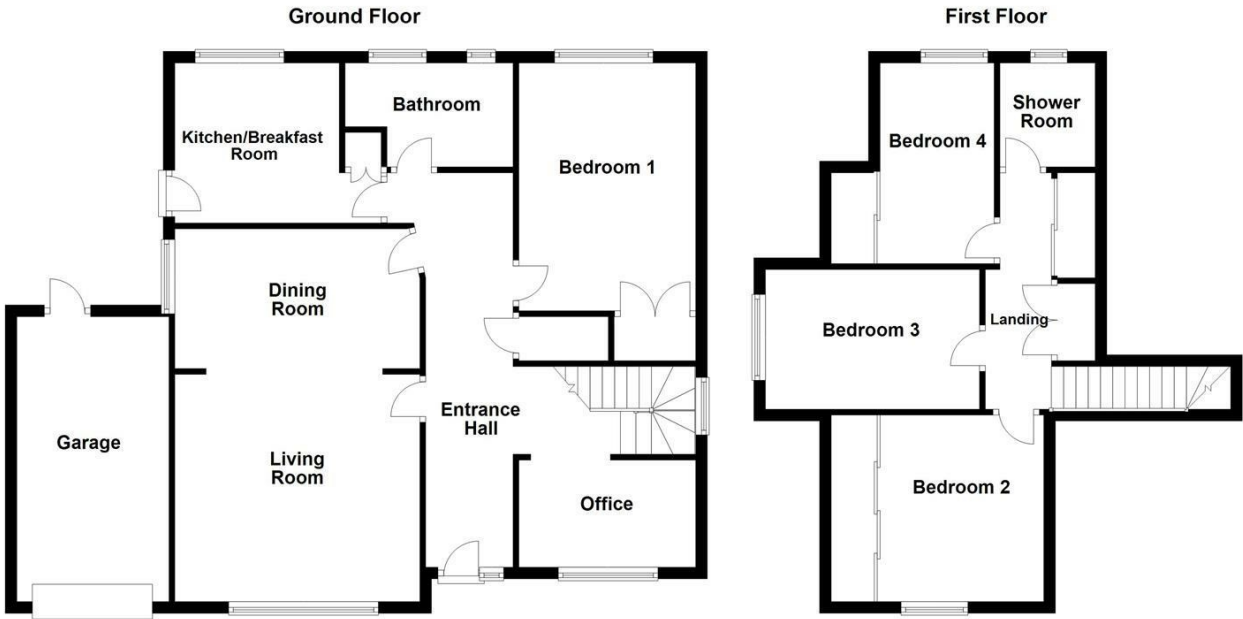
WAKEFIELD
01924 291 294

OSSETT
01924 266 555

HORBURY
01924 260 022

NORMANTON
01924 899 870

PONTEFRACT & CASTLEFORD
01977 798 844



15 Gagewell Lane, Horbury, Wakefield, WF4 6BH

For Sale Freehold Asking Price £425,000

Situated on this sought after part of Horbury with views overlooking Carr Lodge Park is this deceptively spacious four bedroom detached house offering huge potential to extend or develop further, subject to consent.

The property briefly comprises of the entrance hall, living room, dining room, kitchen/breakfast room, office, bedroom one and bathroom/w.c. Stairs to the first floor lead to three further bedrooms and the shower room/w.c. Outside to the front the garden is mainly pebbled and planted incorporating mature trees with a block paved pathway to the front and block paved driveway leading to the single attached garage. To the rear, the garden is laid to lawn incorporating block paved pathway, paved and pebbled patio areas, perfect for outdoor dining and entertaining, fully enclosed by timber fencing.

Horbury plays host to a range of local amenities including shops, schools and restaurants with good access to the M1 and M62 motorway.

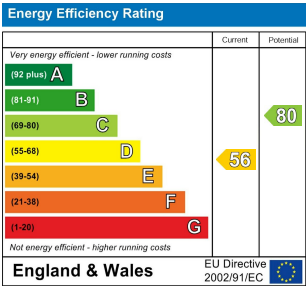
Offered for sale with no chain and vacant possession, this spacious family home deserves an early appraisal to fully appreciate the accommodation and potential that is on offer at this quality home.

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

22'3" x 15'4" (max) x 4'11" (min) [6.8m x 4.68m (max) x 1.51m (min)]
Timber frame entrance door with frosted pane, central heating radiator, solid wood stairs to the first floor landing, UPVC double glazed window to the side, an opening to the office and doors to the living room, dining room, kitchen/breakfast room, bathroom, bedroom and storage cupboard.

LIVING ROOM

12'10" x 13'10" [3.92m x 4.23m]
UPVC double glazed window to the front, coving to the ceiling, an opening through to the dining room and central heating radiator,



DINING ROOM

13'9" x 7'10" (max) x 5'2" (min) [4.21m x 2.4m (max) x 1.59m (min)]
Central heating radiator, UPVC double glazed window to the side, coving to the ceiling, serving hatch through to the dining room and door to the entrance hall.

OFFICE

7'6" x 9'11" [2.31mx 3.04m]
Central heating radiator and UPVC double glazed window to the front.

KITCHEN/BREAKFAST ROOM

11'1" x 13'0" (max) x 9'10" (min) [3.4m x 3.97m (max) x 3.0m (min)]
Range of wall and base units with laminate work surface over, breakfast bar with matching work surface over, 1 1/2 stainless steel sink and drainer with mixer tap and tiled splash back. Space for an electric cooker with extractor hood above, space for a fridge/freezer, space and plumbing for a washing machine and dishwasher. Storage cupboard, central heating radiator, serving hatch to the dining room, UPVC double glazed window and timber framed stable door to the rear.



BATHROOM/W.C.

8'10" x 8'0" (max) x 5'5" (min) [2.7m x 2.44m (max) x 1.67m (min)]
UPVC double glazed frosted windows to the rear, chrome ladder

style radiator, low flush w.c., pedestal wash basin, panelled bath with mixer tap and separate shower cubicle with shower head attachment and glass shower screen. Partially tiled.



BEDROOM ONE

14'0" x 9'11" [4.27m x 3.03m]
Double doored wardrobe, central heating radiator and UPVC double glazed window to the rear.

FIRST FLOOR LANDING

Access to storage cupboards, three further bedrooms and shower room.

BEDROOM TWO

9'3" x 12'10" (max) x 10'6" (min) [2.83m x 3.92m (max) x 3.22m (min)]
UPVC double glazed window to the front, central heating radiator and further storage area with sliding doors.



BEDROOM THREE

12'2" x 7'10" [3.71m x 2.41m]
UPVC double glazed window to the side and central heating radiator.

BEDROOM FOUR

7'6" x 11'3" [2.3m x 3.43m]
Access to storage with sliding doors, central heating radiator and UPVC double glazed window to the rear.



SHOWER ROOM/W.C.

7'11" x 4'4" (max) x 2'8" (min) [2.42m x 1.34m (max) x 0.83m (min)]
UPVC double glazed frosted window to the rear, ladder style central heating radiator, concealed low flush w.c., ceramic wash basin built into storage unit and mixer tap. Shower cubicle with shower head attachment and glass shower screen. Fully tiled.



OUTSIDE

To the front the garden is pebbled with planted features, mature trees and block paved pathway and driveway providing off road parking leading to the single attached garage with up and over door, with further rear access door. To the rear, the garden is laid to lawn incorporating planted bed borders, mature trees, block paved pathway and paved and pebbled patio areas, perfect for outdoor dining and entertaining, fully enclosed by timber fencing.



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.