WAKEFIELD 01924 291 294 | OSSETT 01924 266 555 | HORBURY 01924 260 022
NORMANTON 01924 899 870 | PONTEFRACT & CASTLEFORD 01977 798 844

1, Poplar View, Horbury, Wakefield, WF4 5EE

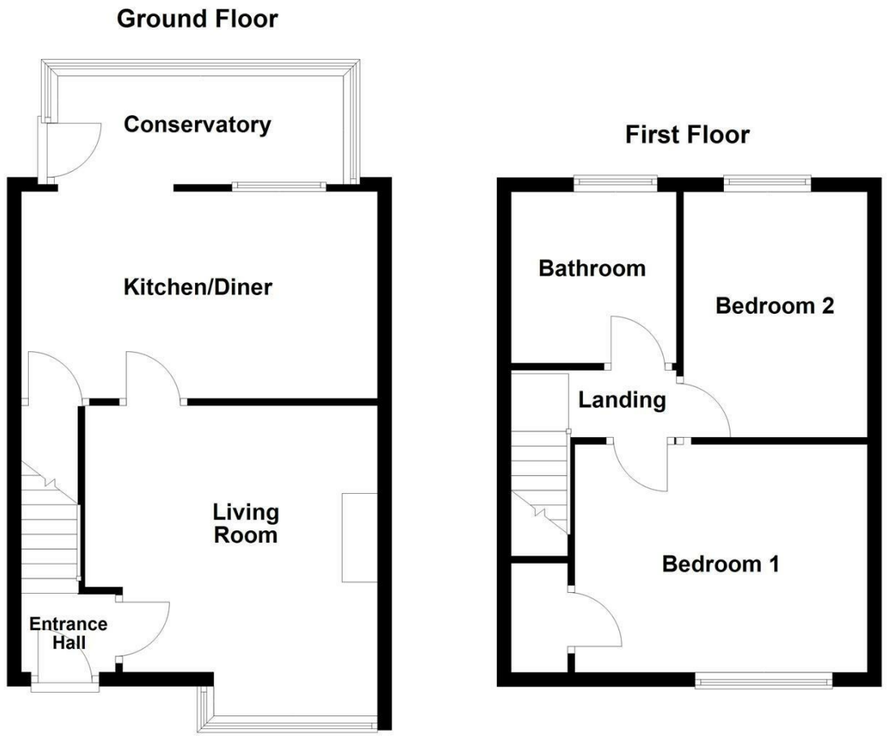
For Sale Freehold £225,000

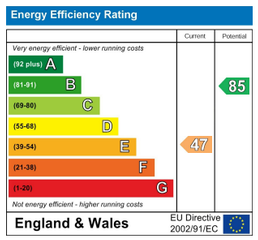
Situated in the sought after town of Horbury, this well presented two bedroom semi detached property offers spacious accommodation throughout. Boasting ample reception space, and gardens to both the front and rear, the property further benefits from off road parking and a garage with power and lighting. This attractive home would make an ideal purchase for a range of buyers.

The accommodation briefly comprises an entrance hall with staircase access to the first floor and a door leading into the living room. The living room flows through to the kitchen diner, which offers access to useful under stairs storage and the conservatory. The conservatory provides additional living space and opens out to the rear garden. To the first floor, the landing provides access to the loft and leads to two well proportioned double bedrooms, an additional storage cupboard, and the house bathroom with underfloor heating. Externally, the front garden is designed for low maintenance, featuring an artificial lawn with a decorative pebble border and a block paved pathway leading to the front entrance. Mature shrubs add character, while timber fencing and a gated entrance provide privacy. The rear garden is also low maintenance and includes a block paved area which could be used as off road parking for one vehicle. This area provides access to the garage, which benefits from an up and over door, power, and lighting, offering both parking and useful storage space. The garden itself is fully enclosed with fencing and iron railings, with a secure iron gate providing access, making it ideal for both children and pets.

Horbury is a highly desirable location for a wide range of buyers, particularly first-time buyers, small families, and professional couples. The property is conveniently situated within walking distance of local shops, schools, and everyday amenities, while the nearby city of Wakefield offers a wider selection of shopping, dining, and leisure facilities. Excellent transport links are also close by, with regular bus routes running through Horbury. Wakefield is home to two railway stations providing direct links to major cities including Leeds, Manchester, and London. The M1 motorway network is also only a short drive away, making it ideal for commuters travelling further afield.

Only a full internal inspection will truly reveal everything this lovely home has to offer, and early viewing is highly recommended to avoid disappointment.





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*

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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.

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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.

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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
Accessed via a frosted UPVC double glazed entrance door. The hallway benefits from a central heating radiator and stairs rising to the first floor. A door leads through to the living room.

LIVING ROOM
14'5" x 13'5" (max) x 7'4" (min) (4.40m x 4.10m (max) x 2.25m (min))
A well proportioned reception room featuring a UPVC double glazed window to the front elevation, coving to the ceiling, and a central heating radiator. The focal point of the room is a gas fireplace with marble hearth and surround, complemented by a wooden mantel. A door leads through to the kitchen diner.

KITCHEN DINER
9'6" x 16'6" (2.92m x 5.05m)
Fitted with a range of modern wall and base units with work surfaces over. Incorporating a stainless steel 1 1/2 bowl sink and drainer with mixer tap and tiled splashbacks. Appliances include a four ring gas hob with extractor hood above and an integrated oven below. There is space and plumbing for a washing machine, space for a slimline dishwasher, and space for a fridge freezer. The room also benefits from a central heating radiator, access to useful understairs storage, and an opening through to the conservatory.

CONSERVATORY
4'11" x 13'9" (1.52m x 4.20m)
Surrounded by UPVC double glazed windows, some of which are frosted for additional privacy. There is a central heating radiator and a UPVC double glazed door providing access to the rear garden.

FIRST FLOOR LANDING
With access to the fully boarded loft conversion with a light and a ladder, and doors leading to two bedrooms, and the house bathroom. A UPVC double glazed window to the side elevation provides natural light.

BEDROOM ONE
9'4" x 12'3" (2.85m x 3.74m)
Featuring a UPVC double glazed window to the front elevation, central heating radiator, coving to the ceiling, and a useful over stairs storage cupboard.

BEDROOM TWO
8'5" x 12'8" (2.58m x 3.87m)
A further good sized bedroom with a UPVC double glazed window to the rear elevation, central heating radiator, and coving to the ceiling.

BATHROOM
9'3" x 7'8" (2.83m x 2.35m)
A well appointed bathroom comprising underfloor heating, a chrome heated towel rail, underfloor hearing and a frosted UPVC double glazed window to the rear elevation. The suite includes a concealed cistern low flush WC, ceramic wash basin set within a storage unit with mixer tap, and a panelled bath with mixer tap. There is also a separate shower cubicle with mains-fed overhead shower, shower attachment, and glass shower screen. The room is finished with part-tiled walls.

OUTSIDE
To the front of the property is an artificial lawn with pebbled and planted borders containing mature shrubs. A paved pathway leads to the front entrance, and the garden is enclosed by timber fencing with a gate providing access. The rear garden is designed for low maintenance and features a block paved patio area, an outdoor tap with hot water and is ideal for outdoor dining and entertaining. There is access to a larger than average single detached garage with an up-and-over door. The garden can also be accessed via iron gates and is fully enclosed with a combination of timber and iron fencing, making it ideal for pets and children.

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

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.