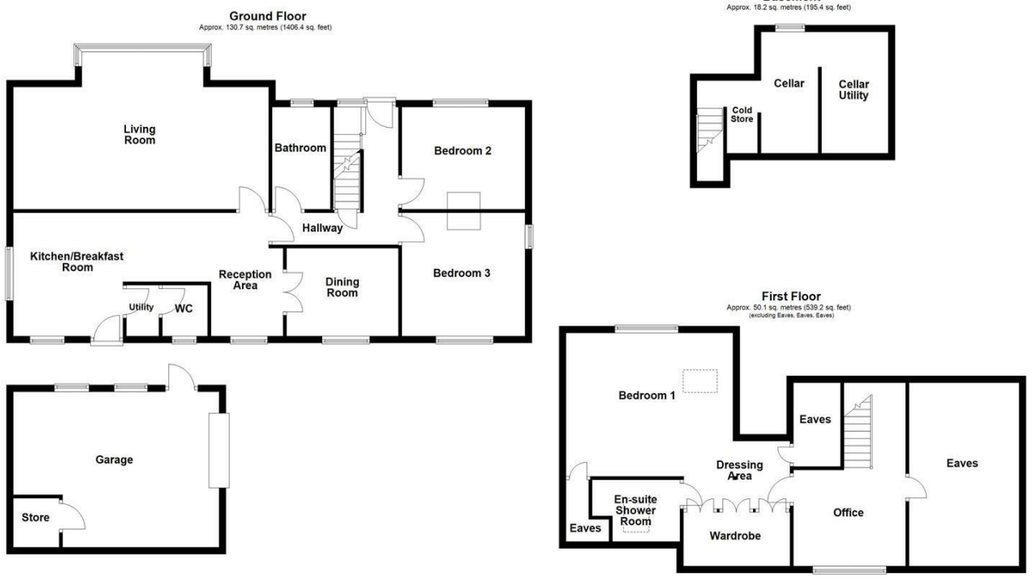


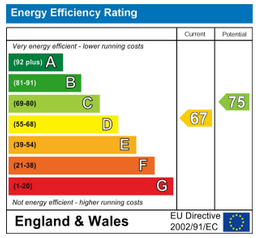
Total area: approx. 198.9 sq. metres (2141.0 sq. feet)

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.

Richard Kendall Estate Agent

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



23 Regent Street, Horbury, Wakefield, WF4 6EP

For Sale Freehold £675,000

Nestled just off Regent Street in the heart of Horbury is this deceptively spacious three bedroom detached home. Beautifully presented throughout, the property offers ample reception space, and a substantial plot with extensive off road parking. Complemented by mature landscaped gardens and far reaching views towards Horbury Bridge, Netherton and Middlestown, this is a home not to be missed.

The accommodation briefly comprises a kitchen breakfast room, leading through to a utility area and downstairs WC. The kitchen also opens into the reception hall, which provides access to both the dining room and living room, as well as an inner hallway. From the inner hallway there is access to the cellar, which is split into three separate rooms, the house bathroom, bedrooms two and three, and the rear garden, with stairs rising to the first floor. The first floor comprises an office area with access to useful storage, a dressing area, and bedroom one. The principal bedroom further benefits from an en-suite shower room. To the front of the property is a beautifully tiered and landscaped garden, featuring mature trees, shrubs, and flowering borders, together with pebbled pathways, ornamental pond, decorative stone beds, and charming secret garden style seating areas. A raised stone paved patio provides the perfect space for outdoor dining and entertaining, whilst enjoying the far reaching views. To the rear is the main entrance to the property, where further lawned gardens and paved patio areas provide additional outdoor entertaining space. A block paved driveway offers off-road parking for numerous vehicles and leads to the rear access door, as well as a larger-than-average detached single garage with up and over door, power, lighting, and separate storage area. The entire plot is fully enclosed by walls and timber fencing, with electric wrought iron double gates providing secure access.

Horbury is a highly sought after location for a wide range of buyers, particularly those wishing to be close to excellent local amenities including shops, schools, and well regarded public houses, all within walking distance of the town centre. Local bus routes are readily available, while nearby Wakefield offers two railway stations with direct links to major cities including Leeds, Manchester, and London. The M1 motorway is also only a short drive away, ideal for those commuting further afield.

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



ACCOMMODATION

KITCHEN BREAKFAST ROOM
19'4" x 11'11" (max) x 6'7" (min) (5.90m x 3.65m (max) x 2.01m (min))

A frosted UPVC double glazed entrance door provides access into the room, with two UPVC double glazed windows to the rear and side elevations. Open plan to the reception area and having a door to the utility. Fitted with a range of modern wall and base units incorporating laminate work surfaces, stainless steel 1½ bowl sink and drainer with mixer tap, partial tiled and laminate splashbacks, four ring induction hob together with dual ring gas hob and stainless steel extractor hood above. Integrated double oven/separate combination oven, dishwasher, and fridge freezer. Central heating radiator, and spotlights to the ceiling.



UTILITY
4'11" x 3'1" (1.50m x 0.95m)

With fitted shelving, spotlights to the ceiling, plumbing and space for a washing machine, and door leading through to the downstairs WC.

DOWNSTAIRS W.C.
4'11" x 4'4" (1.50m x 1.33m)

Having a frosted UPVC double glazed window to the rear, chrome heated towel radiator, low flush WC, and pedestal wash basin with mixer tap.

RECEPTION AREA
11'11" x 6'11" (max) x 5'8" (min) (3.65m x 2.13m (max) x 1.75m (min))

With UPVC double glazed window to the rear, central heating radiator, coving to the ceiling, double doors leading to the dining room, and doors providing access to the living room and hallway.

DINING ROOM
8'6" x 10'11" (2.60m x 3.33m)

Having a UPVC double glazed window to the rear, coving to the ceiling, and central heating radiator.



LIVING ROOM
24'11" x 14'9" (max) x 11'10" (min) (7.60m x 4.50m (max) x 3.62m (min))

A superb reception room with coving and spotlights to the ceiling, central heating radiator, and wood burning stove set upon a limestone hearth with matching surround. The chimney is double lined. There is a UPVC double glazed box bay window to the front together with floor-to-ceiling style windows enjoying far-reaching views towards Emley Moor Mast and Horbury Bridge.



HALLWAY
The hallway has stairs leading to the first floor landing, access down to the cellar, frosted UPVC double glazed front entrance door, UPVC double glazed window to the front, central heating radiator, and doors leading to the bathroom, bedrooms two and three, and the reception area. A door from the hallway leads down to the basement cellar.

CELLAR
Comprising of cold store, store area and utility room.

COLD STORE
6'11" x 3'0" (2.13m x 0.93m)

Having spotlights to the ceiling, fitted shelving, and an opening through to the main cellar area.

STORE AREA
12'1" x 5'10" (max) x 3'2" (min) (3.70m x 1.78m (max) x 0.98m (min))

With opening through to the cellar utility area, spotlights to the ceiling, frosted UPVC window to the rear, and power and lighting throughout.

CELLAR UTILITY ROOM
5'10" x 12'1" (max) x 9'4" (min) (1.78m x 3.70m (max) x 2.86m (min))

Having a central heating radiator, spotlights to the ceiling, and housing the Ideal combination boiler.

BEDROOM TWO
11'11" x 11'11" (max) x 10'9" (min) (3.65m x 3.65m (max) x 3.30m (min))

Having a UPVC double glazed window to the front enjoying far-reaching views towards Emley Moor Mast, coving to the ceiling, central heating radiator, and decorative fireplace with stone hearth.

BEDROOM THREE
11'11" x 11'11" (max) x 10'9" (min) (3.65m x 3.65m (max) x 3.30m (min))

With two UPVC double glazed windows to the side and rear elevations, coving to the ceiling, fitted wardrobes with partially mirrored doors, and central heating radiator.



BATHROOM
10'0" x 5'8" (3.07m x 1.74m)

Having a frosted UPVC double glazed window to the front, spotlights to the ceiling, extractor fan, chrome heated towel radiator, low flush WC, wash basin with mixer tap and shaver point, tiled in bath with mixer tap, and separate shower cubicle with mains fed shower and glazed screen. Fully tiled throughout with underfloor heating.



FIRST FLOOR LANDING/OFFICE AREA
The first floor leads to the office area (3.15m x 3.32m max), having a UPVC double glazed window to the rear and central heating radiator. Walk in access to loft/eaves storage and a door through to the dressing area of bedroom one.

BEDROOM ONE
16'0" x 13'6" (4.90m x 4.12m)

A spacious principal bedroom with vaulted ceiling, spotlights, fitted storage, skylight window, central heating radiator, UPVC double glazed window to the front enjoying views towards Emley Moor Mast and Horbury Bridge, together with access to further eaves storage.



BEDROOM ONE DRESSING AREA
10'4" x 6'7" (3.15m x 2.01m)

With a large triple wardrobe, fitted drawers, spotlights to the ceiling, access to storage areas, door to the en suite shower room, and opening through to the bedroom.

EN SUITE SHOWER ROOM
6'0" x 8'6" (max) x 5'4" (min) (1.83m x 2.60m (max) x 1.63m (min))

Having a Velux skylight, extractor fan, spotlights to the ceiling, chrome heated towel radiator, low flush WC, wall-mounted wash basin with mixer tap, shower cubicle with mains fed shower and glazed screen, and full tiling.

GARAGE
20'0" x 14'11" (max) x 9'11" (min) (6.12m x 4.55m (max) x 3.03m (min))

A larger-than-average garage with up and over door, separate side access door, two timber framed windows to the side, access to a useful storage cupboard, power and lighting, vaulted ceiling ideal for storage, and separate alarm system.

OUTSIDE
Externally, to the front of the property is a mature and beautifully landscaped garden incorporating trees, shrubs, and flowering planted beds, with charming secret garden style patio areas, pebbled and paved pathways, and far-reaching views towards Horbury Bridge and Emley Moor Mast. The garden is enclosed by timber fencing. To the sides of the property are lawned areas, timber canopies, and a stone paved patio, ideal for outdoor dining and entertaining, surrounded by mature shrubs and flowers. To the rear are additional paved patio areas, lawned gardens, mature planting, and paved steps leading to a block paved driveway providing off road parking for numerous vehicles. The driveway gives access to both the garage and rear entrance of the property. The rear garden is enclosed by walls and timber fencing, with electric iron double gates providing secure access.

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

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.