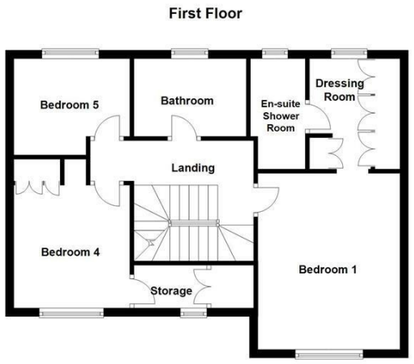
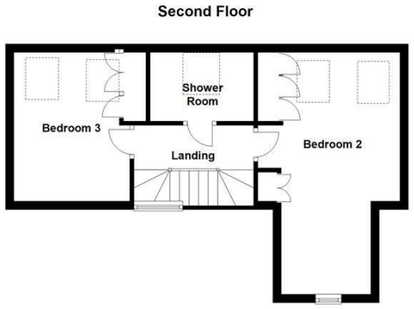


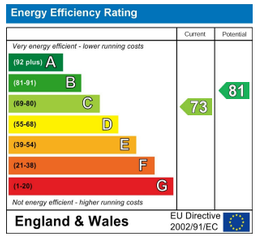


IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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

1 Bittern Croft, Horbury, Wakefield, WF4 5PD

For Sale Freehold Offers Over £575,000

Renovated to an extremely high standard throughout is this five bedroom detached family home, a former show home situated in this modern and attractive development, benefitting from ample off road parking as well as a detached double garage, well maintained gardens and spacious living accommodation over three levels. Available with no upward chain involved.

The accommodation briefly comprises reception hall, dining room, snug, a spacious kitchen/diner/sitting room with a separate utility room off and a downstairs w.c. To the first floor there are three good sized bedrooms and the four piece suite house bathroom/w.c. The master bedroom benefits from an en suite shower room/w.c and it's own dressing room. A further staircase leads to the second floor where there are two additional double bedrooms and a separate shower room/w.c. Outside, to the front of the property a tarmacadam driveway provides ample off road parking and leads to a detached double garage with twin electric roller doors. Adjacent to the garage is a patio area with a large hot tub (included within the sale), to the rear further patio seating areas and an attractive lawn with trees and shrubs bordering.

The property is located in the sought after area of Horbury, close to local amenities and schools and with main bus routes running to and from Wakefield city centre. The M1 motorway is only a short distance away making centres such as Manchester and Leeds accessible on a daily basis by car.

Only a full internal inspection will reveal all that is on offer within this superb family home and an early viewing comes highly recommended to avoid any disappointment.

ACCOMMODATION

RECEPTION HALL
The entrance hall features a striking glass balustrade staircase leading to the first floor landing. There is a large glass door into the snug, as well as glass doors into the open plan kitchen, dining, and family room, with an additional door leading directly into the family room area.

KITCHEN/DINER
Amtico flooring, inset spotlights to the ceiling, built in speaker system and a range of solid wood wall and base units with a granite work surface over and tiled splash back above. 1 1/2 composite sink and drainer with mixer tap and instant hot water tap, integrated double oven and grill with a four ring induction hob and microwave oven. Integrated wine cooler, kick space heater, access to the separate utility, integrated fridge and integrated freezer. UPVC double glazed window to the rear and a central heating radiator. Dining area comprises of UPVC double glazed walk in bay window to the front, coving to the ceiling, central heating radiator and a built in sound system to the ceiling.

KITCHEN / LIVING AREA
11'6" x 14'6" (3.51m x 4.42m)
UPVC double glazed French doors to the rear garden, amtico flooring, coving to the ceiling, UPVC double glazed window to the side, central heating radiator and a multi fuel cast iron burner on a slate hearth with slate interior.

SNUG
7'10" x 9'11" (2.41m x 3.04m)
UPVC double glazed window bay to the front garden, electric fire.

UTILITY ROOM
5'9" x 5'4" (1.77m x 1.63m)
Solid wood base units with a granite work surface over with tiled splash back above, integrated dishwasher, integrated fridge, wall mounted condensing boiler, UPVC double glazed window to the front and a composite side entrance door. Amtico flooring, central heating radiator and access to the downstairs w.c.

W.C.
Concealed Low flush w.c., wall hung wash basin with mixer tap and large vanity mirror, part tiled walls, amtico flooring, central heating radiator and a UPVC double glazed window to the front.

FIRST FLOOR LANDING
Coving to the ceiling, central heating radiator, a further staircase with glass balustrade which provides access to the second-floor landing, access to the bathroom/w.c. and three bedrooms.

BEDROOM ONE
13'9" x 11'1" (4.21m x 3.40m)
Coving to the ceiling, inset spotlights to the ceiling, built in sound system, central heating radiator and an archway leading through to the separate dressing room.

DRESSING ROOM
8'9" x 4'9" (2.68m x 1.47m)
Four double wardrobes providing a wealth of storage, inset spotlights to the ceiling, central heating radiator, a UPVC double glazed window to the rear elevation and a door to the en suite shower room/w.c.

EN SUITE SHOWER ROOM/W.C.
4'3" x 8'9" (1.32m x 2.68m)
Three piece suite comprising a contemporary concealed low flush w.c., wash basin, and a double shower with black framed sliding glass doors, a black mixer shower, and separate attachments. Metro tiles to quarter height, herringbone LVT flooring, a heated black towel radiator, recessed spotlights, and a double glazed frosted window to the rear.

BATHROOM/W.C.
8'11" x 6'3" (2.73m x 1.91m)
A a contemporary four piece suite comprising panelled bath, a vanity unit with inset sink, shower cubicle and a low level concealed w.c. Fully tiled walls, a chrome towel radiator, recessed spotlights, and a double glazed frosted window to the rear.

BEDROOM FIVE
7'7" x 9'0" (max) (2.33m x 2.76m (max))
UPVC double glazed window to the rear, fitted double wardrobe and a central heating radiator.

BEDROOM FOUR
11'8" x 9'1" (max) (3.56m x 2.77m (max))
UPVC double glazed window to the front, central heating radiator and fitted wardrobes. Laminate flooring, access to a useful storage room that has a UPVC double glazed frosted window and an airing cupboard.

SECOND FLOOR
UPVC double glazed window to the front elevation. Access to two bedrooms and

BEDROOM TWO
11'1" x 18'11" (max) (3.40m x 5.78m (max))
UPVC double glazed window to the front, two double glazed timber Vex windows to the rear, a range of fitted wardrobes and two central heating radiators.

SHOWER ROOM/W.C.
4'10" x 8'1" (1.49m x 2.48m)
Three piece suite comprising an enclosed shower cubicle with a mixer shower within, partially tiled walls, pedestal wash basin, low flush w.c., central heating radiator and a Vex double glazed window to the rear. Extractor fan.

BEDROOM THREE
9'0" x 11'7" (2.76m x 3.55m)
Two timber double glazed Velux windows to the rear elevation, a central heating radiator and fitted wardrobes. Loft access.

OUTSIDE
To the front of the property there is a double tarmacadam driveway providing off road parking and leading to a detached double garage with up electric quarter panelled doors and power and light within. The front of the property has an Indian slate paved seating area under a timber wooden pergola with glass roof over where the hot tub is currently located. There is a double outside power socket, water point connection, TV point and outside lights surround the garage. There is a UPVC double glazed door providing access into a wash room. The rear garden has an Indian stone paved patio area with glass pergola over with two outside heaters, ideal for alfresco dining with outside kitchen comprising laminate work surface over and laminate upstanding above with timber surround. There is an attractive lawned area and outside lighting surrounded by timber panelled surround fences. A paved pathway runs down the side of the conservatory to a pebbled and paved corner seating area.

WASH ROOM
7'7" x 8'5" (2.32m x 2.57m)
Range of wall and base high gloss units with laminate work surface over and tiled splash back above. Plumbing and drainage for a washing machine, space for a dryer and 1 1/2 sink and drainer with swan neck mixer tap. Inset spotlights to the ceiling, wall mounted electric heater, loft access, laminate floor and door to a storage cupboard with fixed shelving within.

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

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.