Richard Kendall Estate Agent

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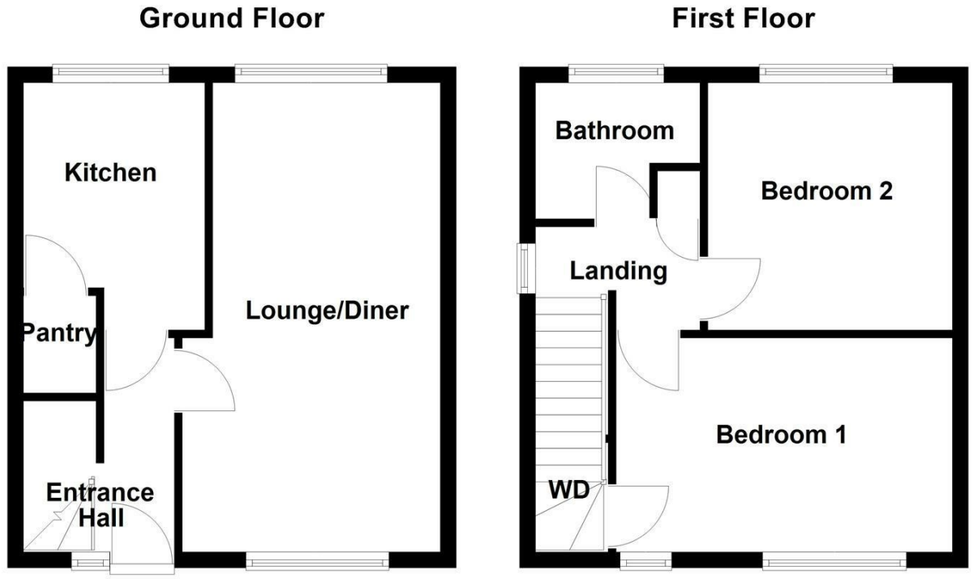
NORMANTON 01924 899 870 | PONTEFRACT & CASTLEFORD 01977 798 844



# 28 Ken Churchill Drive, Horbury, Wakefield, WF4 6JU

## For Sale Freehold £190,000

A superb opportunity to purchase this two bedroom semi detached house located in the sought after village of Horbury and benefitting from spacious lounge/dining room and attractive gardens to the front and rear.

The property briefly comprises of the entrance hall, spacious lounge/dining room and kitchen with pantry cupboard. The first floor landing leads to two bedrooms and house bathroom with access to the loft room. Outside to the front is an attractive lawned garden. To the rear is an enclosed garden incorporating two outbuildings for storage, lawned garden, paved seating area and timber decked patio area.

Situated in the popular part of Horbury, the property is well placed to local amenities including shops and schools, there are local bus routes nearby. There is good access to the motorway network.

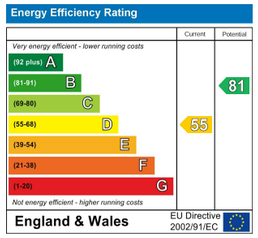
Ideal for the first time buyer, couple or small family and only a full internal inspection will reveal all that's on offer at this quality home and an early viewing comes highly recommended.

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
Solid wooden front entrance door, UPVC double glazed frosted window overlooking the front aspect, central heating radiator, stairs to the first floor landing and doors to the lounge/diner and kitchen.

### LOUNGE/DINER
10'7" (max) x 9'4" (min) x 19'4" (3.25m (max) x 2.86m (min) x 5.91m)
UPVC double glazed windows overlooking the front and rear aspects, two central heating radiators, coving to the ceiling and multi fuel log burner with solid oak mantle and slate hearth.

### KITCHEN
10'0" x 7'4" (3.07m x 2.24m)
Range of wall and base units with laminate work surface over, sink and drainer with swan neck mixer tap, space for a slimline dishwasher, integrated oven and grill with four ring gas hob and cooker hood. Space for a fridge/freezer, UPVC double glazed window overlooking the rear aspect, central heating radiator, solid wooden side entrance door and door to the pantry cupboard with laminate work surface, space for a washing machine and light.

### FIRST FLOOR LANDING
Central heating radiator, UPVC double glazed window overlooking the side elevation, double doored storage cupboard and doors to two bedrooms and bathroom.

### BEDROOM ONE
8'10" x 14'0" (2.70m x 4.29m)
UPVC double glazed windows overlooking the front elevation, central heating radiator and door to a built in single wardrobe (1.37m x 0.92m).

### BEDROOM TWO
10'2" x 10'4" (3.11m x 3.16m)
UPVC double glazed window overlooking the rear elevation and central heating radiator. Loft access with bi-folding wooden staircase ladder.

### BATHROOM/W.C.
5'4" (max) x 3'3" (min) x 6'7" (1.63m (max) x 1.0m (min) x 2.01m)
Three piece suite comprising panelled bath with mixer tap and electric shower, low flush w.c. and pedestal wash basin. Chrome ladder style radiator and UPVC double glazed frosted window overlooking the rear elevation.

### LOFT ROOM
12'0" x 7'4" (3.68m x 2.25m)
Two central heating radiators, inset spotlights to the vaulted ceiling, power and light. Small door into the eaves storage.

### OUTSIDE
To the front of the property is an attractive lawned garden with planted features accessed via a timber gate. To the rear is a well kept lawned garden, two brick built storage outbuildings, paved seating area and large tiered timber decked patio area, perfect for entertaining and dining purposes, surrounded by timber fencing and mature trees.

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

### 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.