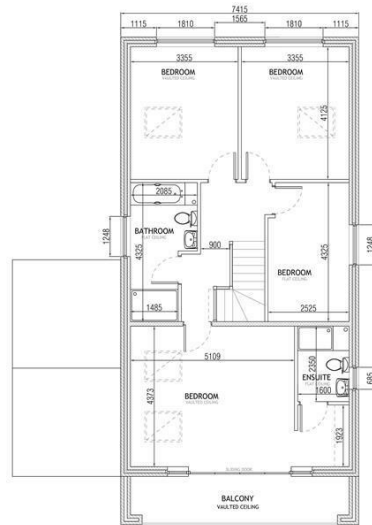




Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92 plus A			
81-91 B			
69-80 C			
55-68 D			
39-54 E			
21-38 F			
1-20 G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

The logo for Richard Kendall Estate Agent is a dark green oval. Inside the oval, there is a white outline of a house. The name "Richard Kendall" is written in a white serif font, with "Richard" on the top line and "Kendall" on the bottom line, both centered within the house outline. Below the house outline, the words "Estate Agent" are written in a smaller, white sans-serif font.

PONTEFRAC T & CASTLEFORD
01977 798 844



Situated on the southern side of Southfield Lane, the properties are ideally located for Horbury's range of shops, schools and amenities, with excellent access to Wakefield, Leeds and the motorway network.



ACCOMMODATION

RECEPTION HALL

Side entrance door, staircase to the first floor and double doors leading to both the living room and living dining kitchen.

GUEST W.C.

Fitted with a two piece cloakroom suite.

LIVING ROOM

22'3" x 16'4" [6.80m x 5.00m]

Two windows to the front elevation.

LIVING DINING KITCHEN

22'3" x 19'0" [6.80m x 5.80m]

A spacious open plan room fitted with a range of contemporary units with central island, integrated appliances and quartz or granite worktops, with French doors opening to the rear garden.

UTILITY ROOM

11'1" x 6'10" [3.40m x 2.10m]

Window to the side, fitted with high specification Bosch appliances and matching worktops.

FIRST FLOOR LANDING

PRINCIPAL BEDROOM

16'8" x 14'5" [5.10m x 4.40m]

Vaulted ceiling with Velux style roof lights and French doors leading onto a south facing balcony, enjoying far reaching views, with access to dressing area and en suite.

EN SUITE SHOWER ROOM/W.C.

7'10" x 5'2" [2.40m x 1.60m]

Window to the side, fitted with a three piece suite comprising shower cubicle, wash basin and W.C.

BEDROOM TWO

13'5" x 11'1" [4.10m x 3.40m]

Vaulted ceiling with roof lights and window to the front.

BEDROOM THREE

13'5" x 11'1" [4.10m x 3.40m]

Vaulted ceiling with roof lights and window to the front.

BEDROOM FOUR

14'1" x 8'2" [4.30m x 2.50m]

Window to the side.

FAMILY BATHROOM/W.C.

14'1" x 6'10" [4.30m x 2.10m]

Window to the side, fitted with a four piece suite comprising panel bath with shower attachment, separate shower cubicle, wash basin and W.C.

ATTACHED GARAGE

20'0" x 10'2" [6.10m x 3.10m]

Up and over door to the front with personal doors to the rear garden and living dining kitchen.

OUTSIDE

Each property will benefit from driveway parking leading to the attached garage. The front and rear gardens will be landscaped with paved patio seating areas and lawned gardens to the rear.

VIEWINGS

To view please contact our Ossett office and they will be pleased to arrange a suitable appointment.

SOLAR PANELS OWNED

The property benefits from a system of solar panels which we are advised are owned outright and not subject to a lease agreement.



FRONT ELEVATION



SIDE ELEVATION



SIDE ELEVATION



REAR ELEVATION

