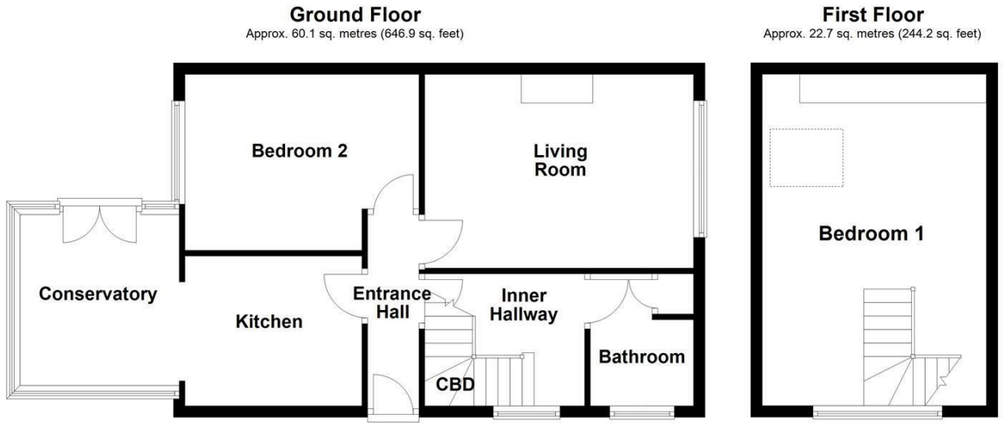


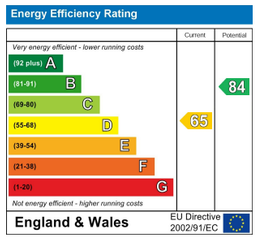
Total area: approx. 82.8 sq. metres (891.1 sq. feet)

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

12 First Avenue, Horbury, Wakefield, WF4 6AL

For Sale Freehold Offers Over £225,000

A superb opportunity to purchase this two bedroom semi detached dormer bungalow, benefitting from ample off road parking, a garage and a low maintenance enclosed rear garden.

The accommodation briefly comprises an entrance hall with useful understairs storage, a modern three piece house bathroom, a spacious living room featuring a multi fuel cast iron burner, and a generous double bedroom. The kitchen leads through to a conservatory overlooking the rear garden, completing the ground floor. To the first floor, there is a further double bedroom with fitted wardrobes. Externally, the property enjoys a block paved driveway to the front with a pebbled garden area, with double gates providing access down the side to a single detached garage with electric roller door, power and lighting. The rear garden is designed for low maintenance and features two paved patio areas alongside an artificial lawn, all fully enclosed by timber fencing, making it ideal for both pets and children.

The property is ideally located within close proximity to Horbury town centre, with a range of local amenities including shops, schools, restaurants and bars nearby. There are regular bus routes to Wakefield city centre, and the M1 motorway is only a short distance away, making it ideal for those commuting further afield.

Only a full internal inspection will fully appreciate all that this well presented home has to offer. Early viewing is highly recommended.

ACCOMMODATION

ENTRANCE HALL
Composite side entrance door leading into the entrance hall with central heating radiator, coving to the ceiling and inset spotlights. Doors providing access to the kitchen, bedroom two, living room and inner hallway.

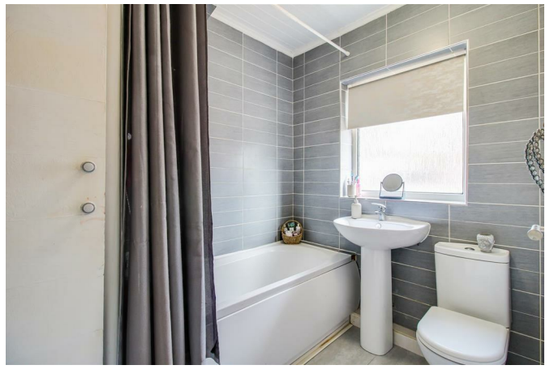
LIVING ROOM
15'6" x 11'1" (4.73m x 3.39m)
UPVC double glazed window to the front elevation, central heating radiator, coving to the ceiling and multi fuel cast iron burner set into a slate hearth with solid wood mantle.

KITCHEN
10'0" x 8'7" (3.06m x 2.63m)
Fitted with a range of wall and base units with laminate work surfaces and tiled splashback, sink and drainer with mixer tap, integrated twin oven and grill with four ring induction hob, space and plumbing for washing machine and dishwasher, space for freestanding fridge freezer, with archway leading into the conservatory.

CONSERVATORY
9'4" x 9'7" (2.85m x 2.94m)
UPVC double glazed windows to three sides and French doors leading out to the rear garden, with power and light.

INNER HALLWAY
9'2" x 7'6" (2.81m x 2.30m)
With staircase to the first floor, central heating radiator, UPVC double glazed window to the side and access to understairs storage cupboard. Door leading to the bathroom.

BATHROOM/W.C.
5'10" x 7'6" (1.80m x 2.29m)
Fitted with a three piece suite comprising panel bath with shower over, pedestal wash basin and low flush W.C., part tiled walls, frosted UPVC double glazed window to the side, chrome ladder style radiator and storage cupboard.



BEDROOM TWO
7'8" (min) x 10'0" (max) x 13'4" (2.36m (min) x 3.07m (max) x 4.08m)
UPVC double glazed window to the rear elevation, central heating radiator and coving to the ceiling.

FIRST FLOOR - BEDROOM ONE
12'11" x 16'11" (3.96m x 5.18m)
Velux style window to the rear elevation, inset spotlights, fitted wardrobes and access to eaves storage.

OUTSIDE
To the front, a paved driveway and low maintenance pebbled garden with double gates leading to further off road parking and a detached garage with electric roller door. To the rear, an enclosed low maintenance garden with paved patio areas, artificial lawn, brick built barbecue, outside lighting and water points, plus an external plug socket behind the garage.

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

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.