

WAKEFIELD | **OSSETT** | **HORBURY**
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14 Bracken Hill View, Horbury, Wakefield, WF4 6FD

For Sale Freehold £289,950

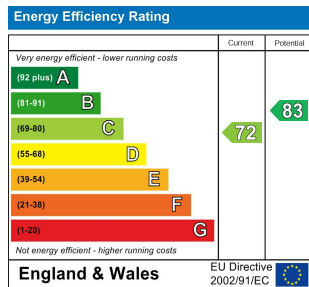
This four bedroom end town house is superbly presented and set over three storeys, ideally located in the sought after village of Horbury, Wakefield.

The property briefly comprises an entrance hall providing access to the integral garage, bedroom three, a contemporary three piece shower room, and a utility room. From this level, there is also access to the enclosed rear garden. To the first floor, the landing leads to a spacious lounge featuring UPVC patio doors and a Juliet balcony overlooking the rear garden. Double doors open into a modern fitted kitchen, complete with integrated appliances and ceiling spotlights. The second floor offers access to the loft via a pull down ladder, along with a generously sized principal bedroom benefitting from a three piece en suite shower room. There is a further double bedroom with fitted wardrobes, a modern three piece family bathroom, and a fourth bedroom ideal as a single bedroom, home office, or study. Externally, the property features a tarmac driveway leading to the integral garage, which benefits from power and lighting. To the rear, the garden is fully enclosed and comprises a flagged patio area alongside a well maintained lawn, with side access.

The property also benefits from UPVC double glazing and gas central heating throughout. The property has been recently redecorated throughout and benefits from app controlled heating, fibre broadband capability, and excellent Wi-Fi and satellite connectivity.

Ideally suited to young and growing families, the home is conveniently located close to a wide range of local shops, amenities, bars, and restaurants, as well as well-regarded schools including Horbury Academy, all within walking distance.

Offered to the market with no onward chain, an early viewing is highly recommended to fully appreciate the quality and space on offer.



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

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 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

The entrance hall features laminate flooring, a UPVC double glazed window to the side elevation, a central heating radiator, and a staircase rising to the first floor landing. There are openings to the integral garage, utility room, shower room, and bedroom three.

BEDROOM THREE

10'5" x 8'5" [3.18m x 2.57m]

UPVC patio doors leading out to the rear garden and a central heating radiator.



UTILITY ROOM

6'0" x 6'7" [1.84m x 2.03m]

Fitted with laminate flooring and a central heating radiator, the room offers a stainless steel sink with drainer, tiled splashbacks, and housing for a gas combination boiler. There is space and plumbing for a washing machine and dryer, an extractor fan, and a composite door providing access to the rear garden.

SHOWER ROOM

9'6" x 2'5" [2.90m x 0.75m]

Comprising laminate flooring, a central heating radiator, pedestal wash basin with mixer tap and tiled splashback, a fitted slimline wall unit, a low flush WC, and an integrated shower unit with mixer shower. There is a frosted UPVC double glazed window to the side elevation and an extractor fan.

FIRST FLOOR LANDING

Provides access to the lounge, kitchen, and staircase leading to the second floor. There are UPVC double glazed windows to both the front and side elevations, along with a central heating radiator.

KITCHEN

14'4" x 8'3" [4.38m x 2.53m]

Fitted with a range of wall and base units with laminate work surfaces, an integrated cooker, gas hob, stainless steel sink with drainer, and tiled splashbacks. Additional features include a central heating radiator, UPVC double glazed window to the front elevation, extractor fan, ceiling spotlights, and space for a fridge freezer and dishwasher. Double doors through to the lounge.

LOUNGE

13'3" x 14'11" [4.04m x 4.57m]

Featuring a central heating radiator, a UPVC double glazed window to the rear elevation, and patio doors opening to a Juliet balcony overlooking the garden. Double doors lead through to the kitchen.



SECOND FLOOR LANDING

Provides access to bedrooms one, two, and four, along with the house bathroom. There is a central heating radiator, boiler cupboard, and a UPVC double glazed window to the side elevation. There is also loft access with a pull down ladder, is fully boarded out, and has a light and power socket.

BEDROOM ONE

11'9" x 12'9" [3.59m x 3.91m]

A spacious double room with fitted wardrobes and dressing table with integrated lights from Sharps, carpet flooring, a central heating radiator, and UPVC patio doors opening to a Juliet balcony to the front elevation. The room also provides access to the en suite.



EN SUITE

6'1" x 5'2" [1.87m x 1.59m]

Fitted with laminate flooring, a low flush WC, vanity unit with mixer tap and tiled splashback, and a corner shower unit with tiled surround and mixer shower. Additional features include a central heating radiator, ceiling spotlights, extractor fan, and a UPVC double glazed window to the front elevation.

BEDROOM TWO

8'2" x 10'4" [2.50m x 3.17m]

Featuring a central heating radiator, a UPVC double glazed window to the rear elevation, and fitted wardrobes from Sharps.



BEDROOM FOUR

7'7" x 6'1" [2.33m x 1.87m]

The room includes a central heating radiator, and a UPVC double glazed window to the rear elevation.

BATHROOM

5'10" x 5'1" [1.80m x 1.57m]

Comprising laminate flooring, a low flush WC, pedestal wash basin with mixer tap, and a panelled bath with shower attachment. Finished with tiled surrounds, ceiling spotlights, and an extractor fan.



OUTSIDE

To the front of the property, there is a tarmac driveway with a lawned front garden and raised planted areas, a bin store and leading to a composite entrance door and access to the integral garage via a manual up-and-over door. To the side of the property, there is a very useful gated side access to the rear of the property. Outside, to the rear, the property benefits from a generously sized garden enclosed by timber fencing, incorporating a flagged patio area, a greenhouse, two fruit trees and a lawned section.



PLEASE NOTE

Please note: there is a quarterly service charge of £30 to contribute to the upkeep of the green area and pond.

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.

WHY SHOULD YOU LIVE HERE?

What our vendor says about their property:

"We'd also like to add that we thoroughly loved living there, as everything is within very easy walking distance and the neighbours are such lovely, friendly people. The views from the second floor windows at sunset are beautiful too. All in all, it's a fantastically warm and energy efficient house and we wish we could have picked it up and moved it with us."