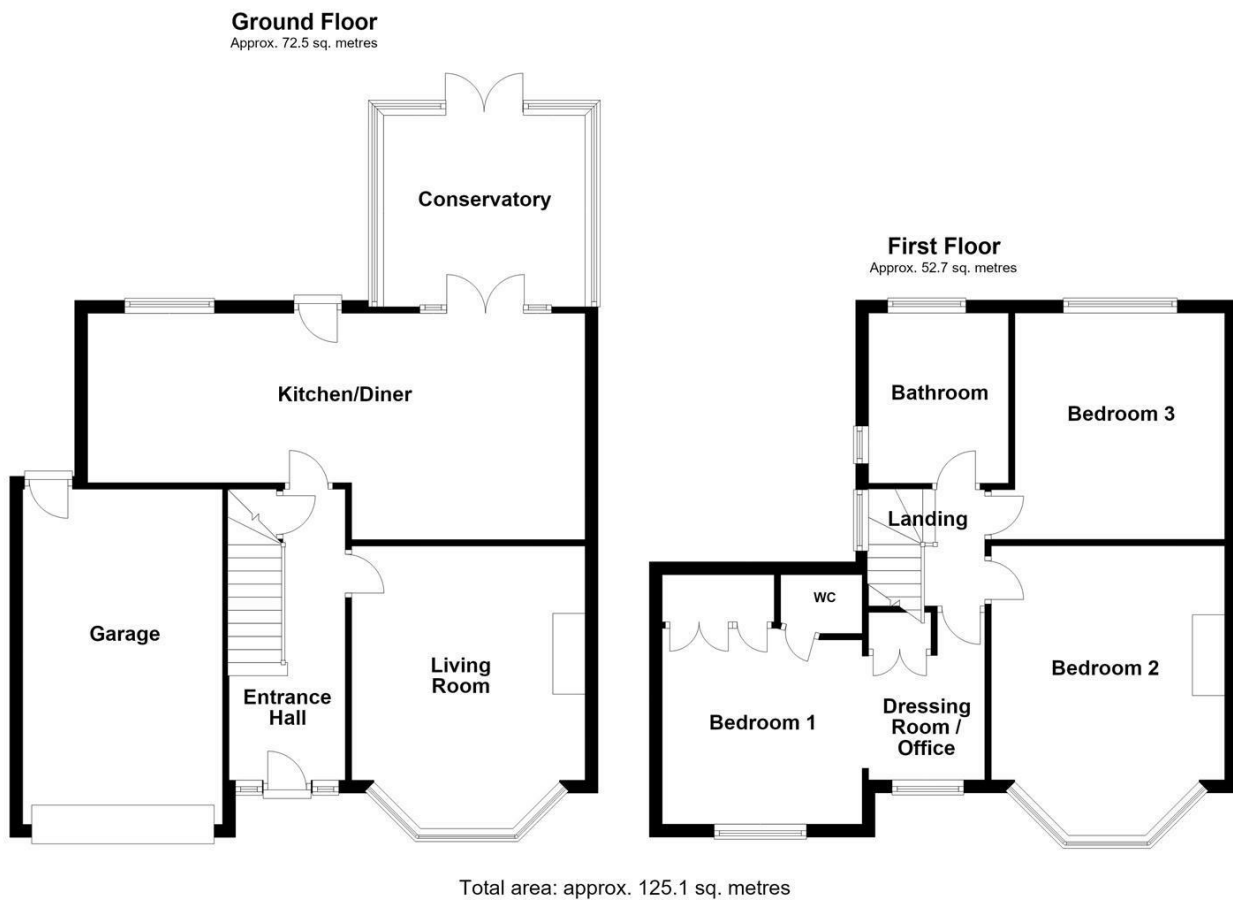


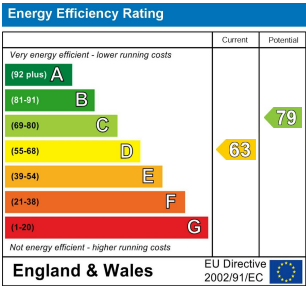


IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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



WAKEFIELD
01924 291 294

OSSETT
01924 266 555

HORBURY
01924 260 022

NORMANTON
01924 899 870

PONTEFRACT & CASTLEFORD
01977 798 844



23 Beechwood Grove, Horbury, Wakefield, WF4 5JG

For Sale Freehold £380,000

Occupying a pleasant position within the highly sought after area of Horbury is this superbly presented three bedroom semi detached family home. Offering spacious and well appointed accommodation throughout, the property benefits from newly fitted bathroom facilities, a conservatory, ample off road parking, an integral garage and an attractive enclosed rear garden.

The accommodation comprises a welcoming entrance hall leading through to a spacious living room and a modern fitted breakfast kitchen diner, providing an excellent space for everyday family dining and entertaining. Completing the ground floor accommodation is a conservatory overlooking and providing access to the rear garden. To the first floor are three well proportioned bedrooms and a newly fitted contemporary family bathroom. The principal bedroom further benefits from a useful dressing room or home office area, together with an en suite WC. Externally, the property has an attractive lawned garden to the front, with a driveway providing off road parking and leading to the integral single garage. To the rear is a pleasant enclosed garden, predominantly laid to lawn and complemented by an Indian stone paved patio area, creating an ideal setting for outdoor dining and relaxation.

Situated within this popular part of Horbury, the property is conveniently positioned for a range of local shops, schools and everyday amenities. Regular bus routes are readily available, while excellent access to the motorway network makes the location particularly convenient for those commuting further afield.

Beautifully presented and ideally suited to professional couples and growing families alike, an early viewing is highly recommended to fully appreciate all that this attractive home has to offer.



ACCOMMODATION

ENTRANCE HALL

10'10" x 6'11" [3.32m x 2.13m]

Composite front entrance door with stained glass windows, ornate coving to the ceiling, tiled floor, Central heating radiator with decorative cover and staircase with timber spindles leading to the first floor landing and two solid timber doors with glazed inserts provide access into the living room and kitchen.

LIVING ROOM

11'10" x 12'10" [3.62m x 3.92m]

Walk in UPVC double glazed bay window to the front, ornate coving to the ceiling, solid wooden floor, open grated fire with tiled hearth and decorative cast iron detailed interior within a wooden decorative surround, central heating radiator with decorative cover.



KITCHEN/DINER

15'5" x 24'8" [4.70m x 7.53m]

A stunning kitchen diner and the kitchen area has a range of solid wood wall and base units with chrome handles, Neff integrated ovens and grills together with a Neff induction hob positioned within the central island, granite work surface, four ring induction hob and oval ceramic sink with mixer tap and built in drainer. One contemporary wall mounted radiator and one central heating radiator. Tiled flooring and tiled upstands. Integrated dishwasher, downlights, spotlights, tiled floor, UPVC double glazed window to the rear and composite rear entrance door.



CONSERVATORY

9'8" x 10'2" [2.96m x 3.11m]

UPVC double glazed construction with a brick built base, tiled floor, UPVC double glazed French doors leading out to the patio area, central heating radiator.



FIRST FLOOR LANDING

10'4" x 6'11" [3.16m x 2.13m]

UPVC double glazed frosted window to the side, access to the fully boarded loft with power. Doors to three bedrooms and house bathroom/w.c.

BEDROOM ONE

The principal bedroom opens up to a dressing area with archway, UPVC double glazed window to the front elevation. Built-in double wardrobes extending along one wall. Door providing access into the modern W.C.



DRESSING AREA/OFFICE

8'8" x 5'10" [2.65m x 1.79m]

UPVC double glazed window to the front, inset spotlights to the ceiling, central heating radiator.

EN SUITE W.C.

4'3" x 3'7" [1.30m x 1.11m]

Low flush W.C. and laminate wash basin with chrome mixer tap and tiled splashback, set within high gloss vanity storage below. Inset spotlights to the ceiling. Waterproof laminate floor, tiled splash back, inset spotlights to the ceiling and shaver socket point.

BEDROOM TWO

12'9" x 12'3" [3.91m x 3.74m]

Carpeted flooring, large walk in bay window overlooking the front elevation, central heating radiator. Coving to the ceiling.



BEDROOM THREE

10'10" x 12'3" [3.32m x 3.74m]

Carpeted flooring, central heating radiator, picture rail, coving to the ceiling, UPVC double glazed window overlooking the rear garden.

BATHROOM/W.C.

6'7" x 6'10" [2.02m x 2.10m]

Three piece suite comprising bath with glazed screen over, shower attachment and mixer rain shower over, low flush w.c. with concealed cistern and wash basin set onto a vanity drawer with mixer tap. Mirror, two UPVC double glazed frosted windows to the side and rear, half tiled walls and floor, contemporary wall mounted radiator, inset spotlights to the ceiling, extractor fan.



OUTSIDE

To the front is a large tarmacadam driveway providing ample off road parking for approximately three vehicles. To the rear is an attractive lawned garden with solid railway sleeper edged borders and established planting. An Indian stone paved patio area provides an ideal space for outdoor dining and entertaining. The garden is enclosed by timber panel fencing to all three sides and also benefits from a timber shed positioned in the corner.



GARAGE

17'0" x 10'1" [5.19m x 3.08m]

Manual roller door, power, light, boiler cupboard, timber entrance door.

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.