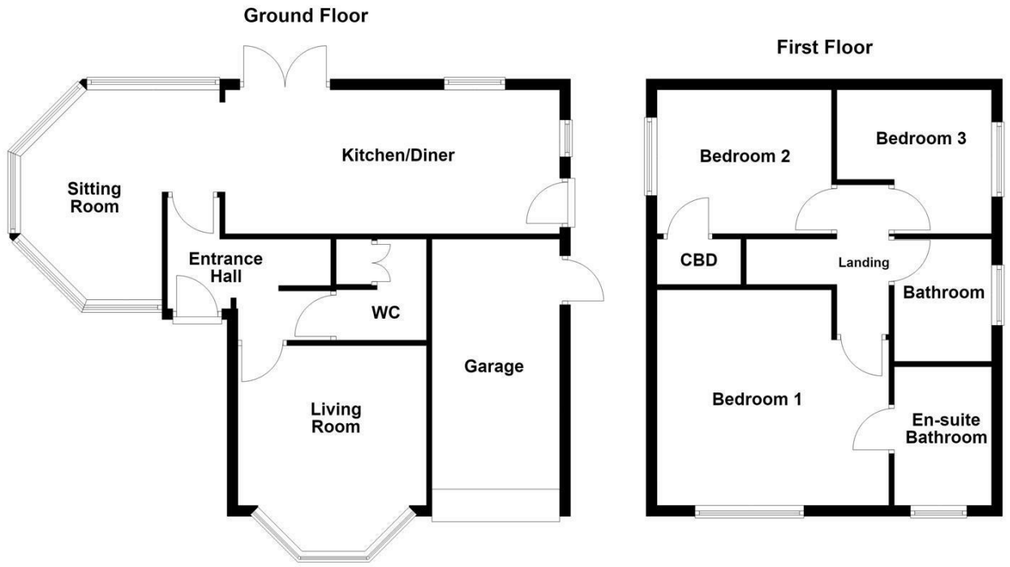
WAKEFIELD 01924 291 294 | OSSETT 01924 266 555 | HORBURY 01924 260 022
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3 Wynthorpe Road, Horbury, Wakefield, WF4 5BB

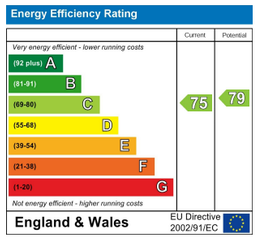
For Sale Freehold £300,000

A fantastic opportunity to purchase this three bedroom detached home, situated within the sought after village of Horbury and well placed for local amenities and schools.

The accommodation briefly comprises an entrance hall with access to the living room, downstairs W.C. and sitting room. The sitting room opens through via a feature archway into the kitchen diner, creating a spacious open plan living kitchen dining arrangement. To the first floor are three well proportioned bedrooms and the house bathroom, with the principal bedroom benefitting from its own en suite bathroom. Externally, to the front is a tarmacadam driveway providing off road parking and leading to the integral garage, together with a pleasant lawned garden. To the side and rear are further lawned areas, paved pathways and a patio seating area with timber pergola, ideal for outdoor dining and entertaining. A useful timber shed is also positioned within the garden.

The property is conveniently located for the amenities of Horbury, with shops, restaurants and schools within easy reach. Regular bus services operate to and from Wakefield city centre, while the M1 motorway network is also within easy reach for those travelling further afield.

Only a full internal inspection will truly reveal everything this quality home has to offer. An early viewing is 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
UPVC double glazed front entrance door leading into the entrance hall. Central heating radiator and staircase providing access to the first floor landing. Three doors provide access to the living room, sitting room and downstairs W.C.

LIVING ROOM
11'5" x 12'7" (3.49 x 3.85)
UPVC double glazed bow window overlooking the front aspect and central heating radiator.



DOWNSTAIRS W.C.
6'2" x 5'4" (1.88 x 1.65)
Fitted with a wall mounted wash basin with two chrome taps and low flush W.C. Extractor fan and central heating radiator.

SITTING ROOM
12'0" x 14'0" (3.67 x 4.29)
UPVC double glazed windows to all sides and central heating radiator. Feature archway opening into the kitchen diner, creating an open plan living kitchen dining space.



KITCHEN DINER
20'2" x 9'0" (6.16m x 2.75m)
Fitted with a range of wall and base units with laminate work surfaces over and tiled splashbacks. One and a half bowl stainless steel sink and drainer with mixer tap. Integrated oven and grill, four ring ceramic hob with extractor hood above, integrated full size Diplomat dishwasher, integrated fridge and separate integrated freezer beneath the counter. Space and plumbing for a washing machine. Laminate flooring, central heating radiator and display cabinets. Two UPVC double glazed windows provide a dual aspect to the rear and side, with a UPVC double glazed side entrance door and UPVC double glazed French doors opening onto the rear garden. Built-in blinds are fitted to the windows and doors.



FIRST FLOOR LANDING
Four doors provide access to three bedrooms and the house bathroom.

HOUSE BATHROOM
7'5" x 5'11" (2.28m x 1.81m)
Fitted with a three piece suite comprising panelled bath with glazed shower screen, mixer tap and separate mixer shower over, low flush W.C. and pedestal wash basin with two taps. Tiled splashbacks, wall mounted extractor fan, frosted UPVC double glazed window overlooking the side elevation and central heating radiator.

BEDROOM ONE
14'0" x 12'11" (4.29 x 3.96)
UPVC double glazed window overlooking the front elevation and central heating radiator. Door providing access into the en suite bathroom.



EN SUITE BATHROOM
8'4" x 5'11" (2.55m x 1.81m)
Fitted with a three piece suite comprising panelled bath with glazed shower screen, mixer tap and separate mixer shower over, low flush W.C. and pedestal wash basin with two taps. Tiled splashbacks, frosted UPVC double glazed window overlooking the front elevation, central heating radiator and wall mounted extractor fan.



BEDROOM TWO
10'6" x 8'11" (3.22m x 2.74m)
UPVC double glazed window overlooking the side elevation and central heating radiator. Loft access and built-in storage cupboard over the stair bulkhead with fixed shelving.



BEDROOM THREE
9'0" x 9'4" (2.75 x 2.87)
UPVC double glazed window overlooking the side elevation and central heating radiator. Wall units and fixed shelving.



INTEGRAL GARAGE
15'11" x 8'0" (4.87m x 2.46m)
Integral single garage with electric up and over door, power and lighting. UPVC double glazed side entrance door. The wall mounted combination boiler is also housed within the garage.

OUTSIDE
To the front is a tarmacadam driveway providing off road parking and leading to the integral garage. A pleasant lawned garden sits alongside the driveway, with a paved pathway wrapping around the living room and leading to the front entrance door. A lawned section runs around the sitting room, together with a paved patio area and timber pergola creating an ideal spot for outdoor dining and entertaining. A further pleasant lawned garden and paved pathway continue around the rear, with a timber shed positioned in the corner. A timber gate provides access along the paved pathway to the side of the property. Outside sensor lighting is provided to the side and rear. The garden is enclosed by timber panel fencing.



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.

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.