



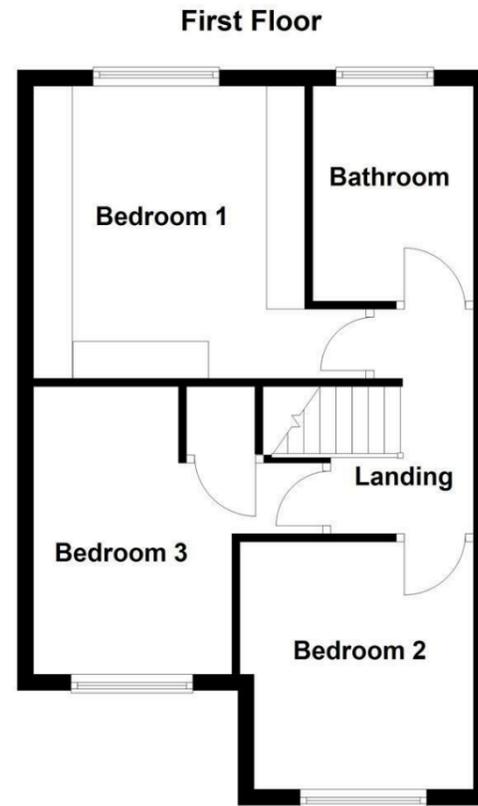
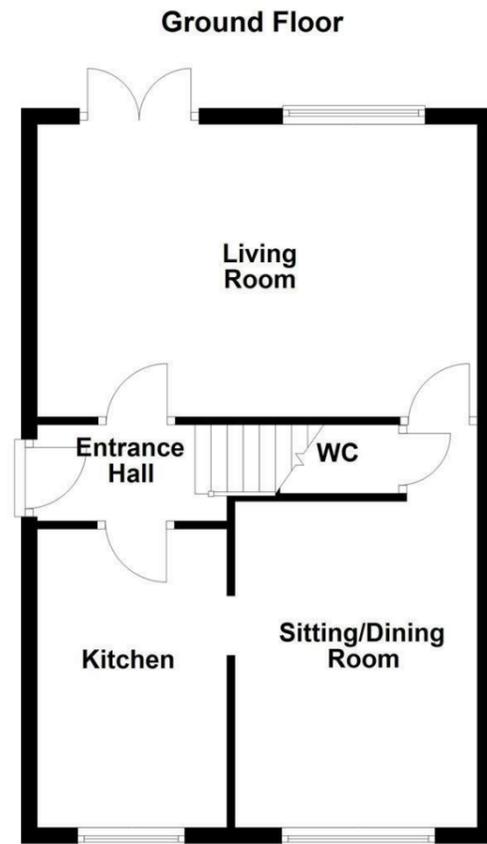
WAKEFIELD  
01924 291 294

OSSETT  
01924 266 555

HORBURY  
01924 260 022

NORMANTON  
01924 899 870

PONTEFRACT & CASTLEFORD  
01977 798 844



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	

**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.



**1 Elm Mews, Horbury, Wakefield, WF4 5HB**

**For Sale Freehold £300,000**

An impressive three bedroom detached family home with garage, two reception rooms and attractive low maintenance gardens, ideally located in the sought after village of Horbury.

Internally, the accommodation comprises an entrance hall with access to a downstairs WC, a spacious living room with feature fireplace and French doors opening onto the rear garden, and a second reception room currently used as a sitting or dining room. This in turn leads through to a modern fitted kitchen with integrated appliances, completing the ground floor. To the first floor, the landing provides access to three well proportioned bedrooms and a contemporary four piece house bathroom. Externally, the property benefits from a single detached garage with manual up and over door and a tarmac parking space to the front, together with a low maintenance artificial lawned garden and side pathway leading to an enclosed rear garden featuring paved patio areas, artificial lawn, a decked seating area, pebbled borders with planted shrubs, and boundaries of brick walling and timber fencing.

The property is ideally situated within walking distance of local amenities, schools and restaurants in the sought after village of Horbury. Regular bus routes provide links to Wakefield city centre, while the M1 motorway is only a short distance away for those commuting further afield.

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



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## ACCOMMODATION

### ENTRANCE HALL

UPVC double glazed entrance door leads into the entrance hall, which has laminate flooring, staircase with leading to the first floor landing, central heating radiator and two solid wooden doors with glazed inserts leading to the living room and the kitchen.

### LIVING ROOM

11'11" x 17'11" [3.65m x 5.48m]

UPVC double glazed window overlooking the landscaped rear garden together with a set of UPVC double glazed French doors leading outside. Electric fire set on a marble hearth with matching interior and wooden decorative surround, two wall lights, central heating radiator and coving to the ceiling. Solid wooden door with glazed inserts leading through to the sitting/dining room.



### SITTING/DINING ROOM

16'6" x 13'6" [5.05m x 4.12m]

UPVC double glazed window overlooking the front elevation, ceiling rose, coving to the ceiling and central heating radiator. Opening through to the kitchen and door leading into the downstairs WC.



### KITCHEN

7'9" x 12'2" [2.38m x 3.72m]

UPVC double glazed window overlooking the front elevation. Fitted with a range of wall and base units with laminate work surfaces and tiled splashbacks. 1.5 stainless steel sink and drainer with swan neck mixer tap, plumbing and space for a washing machine, integrated full size dishwasher, space for a freestanding fridge freezer and space for a freestanding oven and grill. Laminate flooring, display cupboards and coving to the ceiling.

### W.C.

Low flush WC and wash basin with mixer tap set into a vanity unit with lighting beneath, together with laminate flooring.

### FIRST FLOOR LANDING

Coving to the ceiling and loft access, with doors leading to three bedrooms and the house bathroom.

### BEDROOM ONE

13'6" [max] x 10'11" [min] x 11'11" [4.12m [max] x 3.34m [min] x 3.65m]

UPVC double glazed window overlooking the rear elevation, central heating radiator, two wall lights and coving to the ceiling. Range of fitted furniture including wardrobes to two walls, cupboards above the bed space, bedside shelving and a fitted dressing table with drawers.



### BEDROOM TWO

10'1" x 9'0" [3.08m x 2.75m]

UPVC double glazed window overlooking the front elevation, central heating radiator and coving to the ceiling.



### BEDROOM THREE

11'8" [max] x 7'11" [min] x 11'11" [3.58m [max] x 2.42m [min] x 3.65m]

UPVC double glazed window overlooking the front elevation, central heating radiator and coving to the ceiling. Door providing access to the airing cupboard over the bulkhead of the stairs.

### BATHROOM/W.C.

8'8" x 6'7" [2.65m x 2.01m]

Fitted with a four piece suite comprising double ended bath with central mixer tap and shower attachment, pedestal wash basin with mixer tap, low flush WC and curved corner shower cubicle with glazed doors and electric shower. Fully tiled walls, chrome heated towel radiator, recessed ceiling spotlights, extractor fan and frosted UPVC double glazed window to the rear.



### OUTSIDE

Externally the property benefits from a single detached garage with manual up and over door and a tarmac parking space in front. To the front there is a low maintenance

artificial lawned garden with planted borders and pathway running down the side of the property beneath a covered timber porch. A timber gate leads through to the enclosed rear garden. The rear garden enjoys paved patio areas ideal for outdoor dining, artificial lawn and a decked seating area to the corner with pebbled borders and planted shrubs. The garden is enclosed by brick walls and timber fencing and includes an outside light with sensor.



### 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.