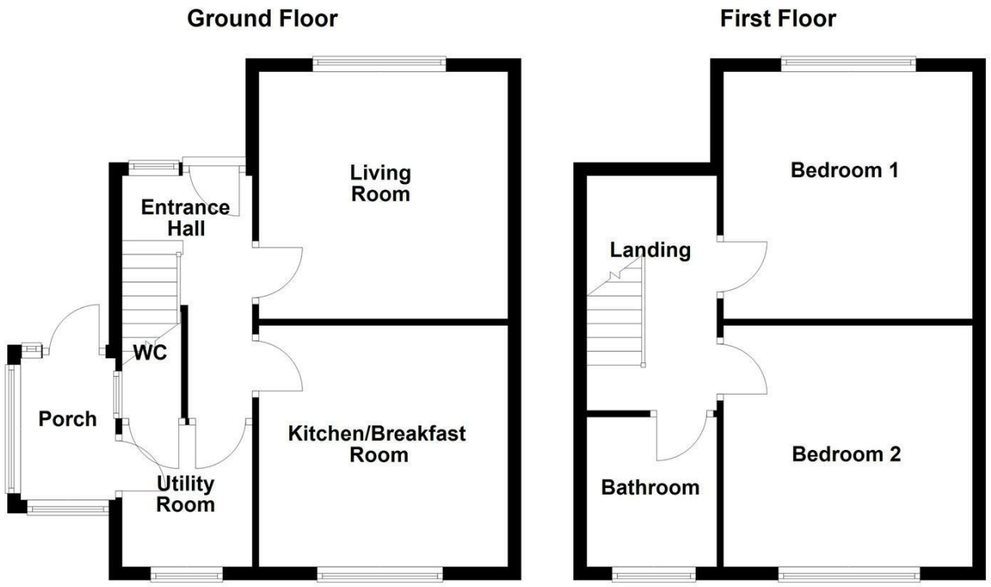
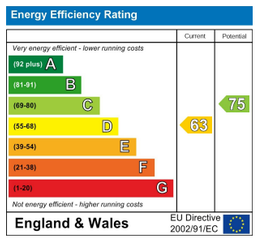


IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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

1, Elmwood Grove, Horbury, Wakefield, WF4 5JH

For Sale Freehold £250,000

Occupying a desirable corner plot, this two bedroom semi detached home offers excellent potential for extension or further development, subject to the necessary consents.

The well presented accommodation benefits from double glazing and gas central heating and briefly comprises: an entrance hallway, a spacious living room, a kitchen/breakfast room, a utility room, and a downstairs WC. Stairs lead to the first floor, where there are two generously sized double bedrooms and a modern family bathroom. Externally, the property features low maintenance gardens to the front, side, and rear, with mature plants, trees, and shrubs providing natural borders. There is also gated access to a driveway, offering off road parking for a small vehicle.

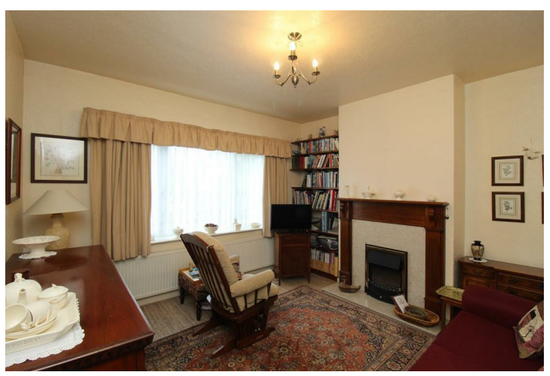
Situated in one of Horbury's most sought after locations, the property enjoys close proximity to local amenities including shops, schools, and bus routes, as well as convenient access to the surrounding road network.

Offered with no onward chain, this property represents an ideal opportunity for a professional couple, young family, or those looking to downsize. Early viewing is highly recommended.

ACCOMMODATION

ENTRANCE HALL
Entrance door to entrance hall which has UPVC double glazed door to the front, UPVC double glazed window next to the entrance door, stairs leading to the first floor landing, central heating radiator. Doors to the utility room, living room, and breakfast kitchen.

LIVING ROOM
12'3" x 11'10" (3.75m x 3.62m)
UPVC triple glazed window to the front, central heating radiator, electric fire with marble back and half wooden surround.



KITCHEN/BREAKFAST ROOM
11'5" x 12'2" (3.5m x 3.73m)
UPVC double glazed window to the rear, central heating radiator, gas fire with tiled back and wood surround. Comprising of a range of wall and base units with worksurfaces over incorporating a stainless steel sink and drainer with mixer taps, space for a cooker and space for a fridge/freezer.

UTILITY ROOM
7'4" x 6'9" (2.25m x 2.07m)
UPVC double glazed window to the rear, central heating radiator, boiler housed here and doors to the downstairs W.C. and the side porch. Comprising work surfaces over with base units incorporating a stainless steel sink and drainer with mixer taps, plumbing for a washing machine, space for a cooker.

DOWNSTAIRS W.C.
Frosted UPVC double glazed window to the side, low flush W.C..

PORCH
UPVC double glazed windows to the front side and rear, UPVC double glazed entrance door to the front, tiled flooring.

FIRST FLOOR LANDING
Doors to two bedrooms, the house bathroom and a storage cupboard.

BEDROOM ONE
12'3" x 11'9" (3.75m x 3.6m)
UPVC triple glazed window to the front, central heating radiator.

BEDROOM TWO
11'6" x 12'4" (max) (3.51m x 3.77m (max))
UPVC double glazed window to the rear, central heating radiator, airing cupboard.

BATHROOM
6'9" x 7'6" (2.06m x 2.29m)
Frosted UPVC double glazed window to the rear, central heating radiator. Comprising of a low flush W.C., pedestal wash basin and a panelled bath.

OUTSIDE
Gated access to the side providing off-street parking for one vehicle, low-maintenance flagged garden to the side and rear with plants, trees, and shrubs bordering, timber-framed shed, whilst to the front there is a stone-flagged garden with plants, trees, and shrubs bordering.

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.

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.