Richard Kendall Estate Agent

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102A Northfield Lane, Horbury, Wakefield, WF4 5HS

For Sale Freehold Offers In The Region Of £475,000

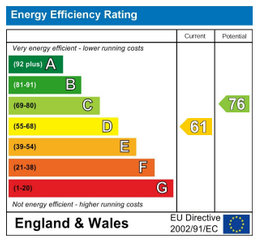
Situated in the highly desirable location of Horbury is this fantastic three bedroom detached bungalow, offering spacious and versatile accommodation throughout. Benefiting from ample driveway parking, a detached garage and gardens to three sides, the property presents an excellent opportunity for a range of buyers.

The accommodation briefly comprises an entrance hallway with access to a downstairs w.c., a spacious lounge diner and a well appointed kitchen, which in turn leads to a useful utility room. There are three good sized bedrooms, the principal bedroom benefiting from its own en suite shower room, along with a separate office or study (which could be used for a variety of purposes, including a fourth bedroom) and a modern family bathroom, offering flexible living space suitable for both families and those looking to downsize. The flat roof has also been recently recovered.

Externally, the property enjoys driveway parking for several vehicles leading to a detached garage, with a small section of the drive entrance shared with 102. Low maintenance gardens extend around three sides of the home, providing attractive and manageable outdoor space.

Ideally positioned for the wide range of shops, amenities and well regarded schools that Horbury has to offer, the property is also conveniently located for Wakefield and surrounding towns, as well as commuter links.

Offering excellent potential to create a superb long term home, 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
Accessed via a side UPVC entrance door into the main hallway with a central heating radiator and provides access to the w.c., living dining room, kitchen, three bedrooms, and the family bathroom.

W.C.
Comprising a two piece suite comprising low flush w.c. and wash basin with ample storage. Radiator, UPVC double glazed frosted window to the side elevation, tiled flooring and partially tiled walls.

LOUNGE/DINING ROOM
23'11" x 21'2" (7.31m x 6.46m)
A spacious dual aspect reception space featuring UPVC double glazed windows to the front and side elevations, central heating radiator and feature fireplace with surround.

KITCHEN
14'6" x 9'6" (4.43m x 2.91m)
Fitted with a range of wall and base units providing storage, integrated gas hob with extractor above, integrated double oven, space for a fridge freezer and washing machine, partial tiled walls, spotlights to the ceiling, a small breakfast island, hatch opening through to the dining area, and a door providing access to the utility room. A UPVC double glazed window overlooks the rear elevation.

UTILITY ROOM
10'11" x 5'4" (3.34m x 1.64m)
Wall units for storage, plumbing for washing machine and dryer, additional space for a freezer, and housing the boiler. A UPVC double glazed window overlooks the side and rear elevation, and a further UPVC door provides external access.

BEDROOM ONE
12'0" x 10'1" (3.67m x 3.08m)
A well proportioned room with a UPVC double glazed window to the side elevation, central heating radiator, door to the en suite, and a second door leading to a versatile adjoining room suitable as a home office, dressing room or walk-in wardrobe.

STUDY/WALK IN WARDROBE
14'2" x 8'5" (4.32m x 2.58m)
A versatile additional reception or work space with UPVC double glazed windows to the front and side elevations and central heating radiator, ideal for use as a home office or dressing room.

EN SUITE SHOWER ROOM/W.C.
8'4" x 6'0" (2.56m x 1.83m)
Comprising a three piece suite including shower cubicle with wall mounted shower, wash hand basin set within vanity unit, and w.c. The shower area is fully tiled with partially tiled walls elsewhere, spotlights to the ceiling, central heating radiator, and a frosted UPVC double glazed window to the side elevation.

BEDROOM TWO
14'8" x 14'2" (4.48m x 4.34m)
UPVC double glazed window to the side elevation and central heating radiator.

BEDROOM THREE
14'8" x 6'9" (4.48m x 2.08m)
UPVC double glazed window overlooking the rear elevation and central heating radiator.

BATHROOM/W.C.
8'11" x 8'5" (2.73m x 2.59m)
Fitted with a four piece suite including corner shower cubicle, corner bath, vanity wash basin with mixer tap, and w.c. Fully tiled with spotlights to the ceiling, central heating radiator, and frosted UPVC double glazed window to the rear elevation.

OUTSIDE
The property occupies a substantial plot with a large driveway providing parking for approximately six to seven vehicles, bordered by mature shrubs and low maintenance lawned areas to the front and side. The rear garden offers low maintenance lawned areas, patio seating spaces, shrub and hedge borders, timber fencing, and a greenhouse positioned to the rear of the garage, creating a practical and private outdoor space.

DOUBLE GARAGE
Remote controlled up and over door sits to the side with gated access leading to the rear, power, water and lighting already installed.

COUNCIL TAX BAND
The council tax band for this property is F.

FLOOR PLAN
This floor plan is intended as a rough guide only and is not to be intended as an exact representation and should not be scaled. We cannot confirm the accuracy of the measurements or details of this floor plan.

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.