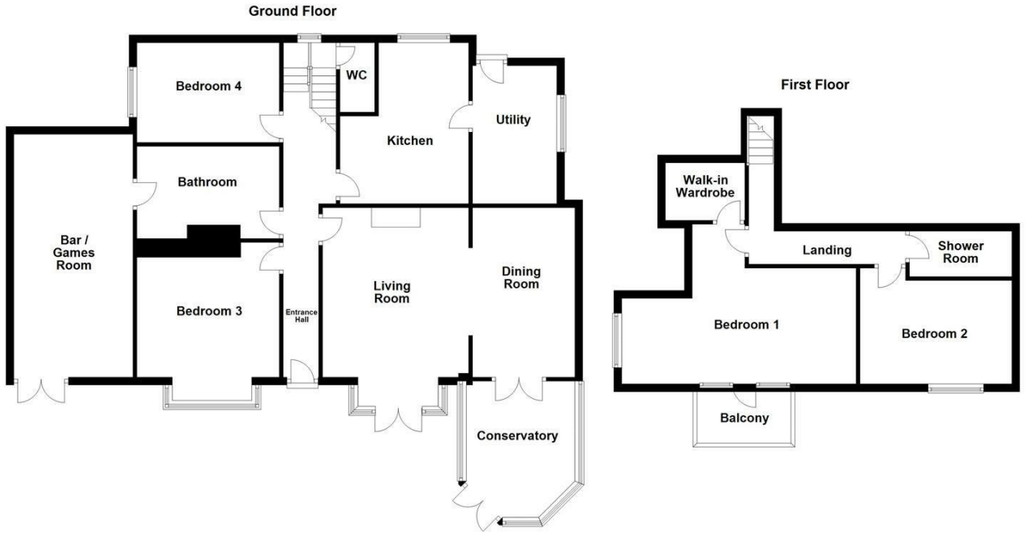
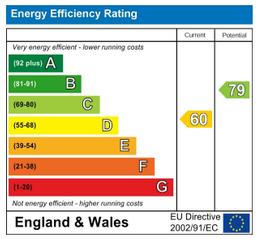


IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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

4 Stannard Well Lane, Horbury, Wakefield, WF4 6BW

For Sale Freehold £450,000

Situated in the sought after area of Horbury is this well proportioned four bedroom detached home benefitting from ample reception space, off road parking and attractive gardens with summerhouse.

The property briefly comprises of the entrance hall, kitchen with separate utility room, bathroom/w.c., two bedrooms, living room, dining room and conservatory. The first floor landing leads to the w.c. with a further set of stairs leading to the second floor landing which in turn leads to two further bedrooms and the shower room/w.c. Outside the property is accessed to the front via double gates onto a driveway providing off road parking for up to three vehicles with two sheds, lawned and pebbled areas. The further garden is laid to lawn with paved pathways and summerhouse with power and light, which could be used for a variety of purposes.

Horbury plays host to a range of local amenities such as schools, restaurants and shops nearby as well as main bus routes running to and from Wakefield city centre and the M1 and M62 motorway being only a short distance away.

Only a full internal inspection will reveal all that's on offer at this quality home and an early viewing comes highly recommended.

ACCOMMODATION

ENTRANCE HALL
Composite front entrance door, coving to the ceiling, timber framed window to the rear, stairs to the first floor with understairs storage and doors to the living room, two bedrooms, bathroom and the kitchen.

KITCHEN
10'8" x 13'6" (max) x 7'1" (min) (3.27m x 4.13m (max) x 2.17m (min))
Range of wall and base units with laminate work surface over, stainless steel sink and drainer with mixer tap and laminate splash back. Space and plumbing for a Range style cooker, space and plumbing for a dishwasher and an American style fridge/freezer. Central heating radiator, door through to the utility and UPVC double glazed window to the rear.

UTILITY
7'4" x 11'3" (2.26m x 3.43m)
Timber framed frosted window to the side, UPVC double glazed frosted rear door, space and plumbing for a washing machine and tumble dryer.

BATHROOM/W.C.
11'9" x 7'9" (max) x 6'4" (min) (3.59m x 2.38m (max) x 1.95m (min))
Chrome ladder style radiator, spotlights, extractor fan, low flush w.c., pedestal wash basin with mixer tap, bath with mixer tap and shower head attachment and shower cubicle with electric overhead shower and glass shower screen. Door to the bar/games room.

BAR/GAMES ROOM
10'1" x 21'4" (3.08m x 6.52m)
Set of UPVC double glazed French doors to the front, power and light with an air conditioning unit.

BEDROOM THREE
11'11" x 13'8" (max) x 10'2" (min) (3.64m x 4.18m (max) x 3.12m (min))
UPVC double glazed box window to the front, fitted wardrobes, central heating radiator and coving to the ceiling.

BEDROOM FOUR
11'8" x 7'10" (3.57m x 2.4m)
UPVC double glazed frosted window to the side, anthracite column radiator and spotlights.

LIVING ROOM
16'7" x 12'3" (max) x 7'8" (min) (5.06m x 3.74m (max) x 2.34m (min))
Set of UPVC double glazed French doors to the front, coving to the celing, central heating radiator and an opening through to the dining room. Mutli fuel burning stove with stone hearth, exposed brick surround and wooden mantle.

DINING ROOM
7'10" x 13'1" (2.39m x 4.01m)
Set of double doors leading to the conservatory and coving to the ceiling.

CONSERVATORY
11'5" x 9'1" (max) x 3'9" (min) (3.49m x 2.78m (max) x 1.16m (min))
Surrounded by UPVC double glazed windows with a set of UPVC double glazed double doors leading to the garden.

FIRST FLOOR LANDING
Access to the w.c.

W.C.
2'11" x 5'10" (0.9m x 1.78m)
Spotlights, chrome ladder style radiator, low flush w.c. and ceramic wash basin with mixer tap.

SECOND FLOOR LANDING
Access to the storage eaves, two further bedrooms and the shower room.

BEDROOM ONE
19'6" x 13'1" (max) x 8'8" (max) (5.95m x 4.01m (max) x 2.65m (max))
UPVC double glazed window to the side, timber framed double glazed window and door to the balcony. Central heating radiator, air conditioning the unit, exposed beams to the ceiling and access to a walk in wardrobe.

BEDROOM TWO
12'8" x 8'9" (3.88m x 2.67m)
UPVC double glazed window to the front, central heating radiator and spotlights.

SHOWER ROOM/W.C.
8'10" x 3'9" (2.7m x 1.16m)
Chrome ladder style radiator, extractor fan, spotlights, low flush w.c., pedestal wash basin with mixer tap and shower cubicle with electric overhead shower and glass shower screen.

OUTSIDE
The property is accessed to the front via double gates onto a driveway providing off road parking for up to three vehicles with two sheds, lawned and pebbled areas. The further garden is laid to lawn with paved pathways and summerhouse with power and light, which could be used for a variety of purposes.

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.