



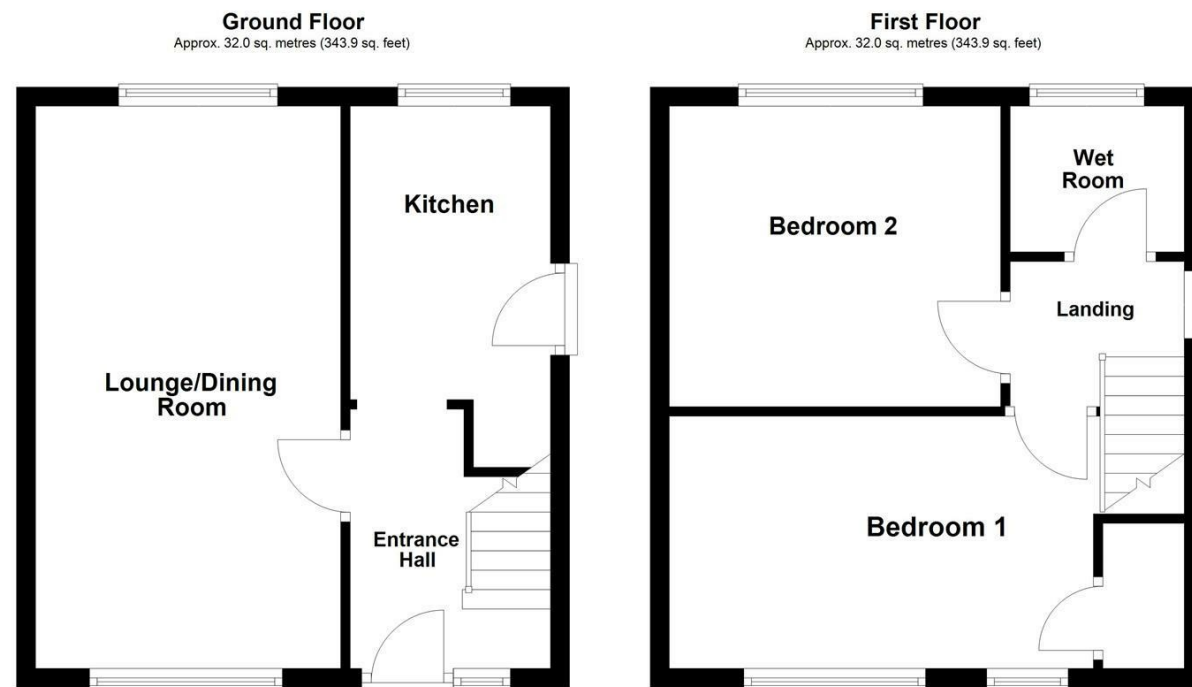
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Total area: approx. 63.9 sq. metres (687.9 sq. feet)



## 79 Manorfield Drive, Horbury, Wakefield, WF4 6LA

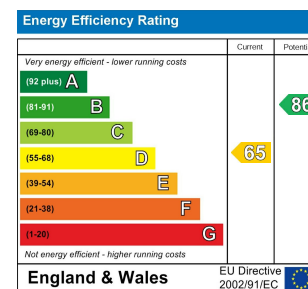
For Sale Freehold £165,000

A two bedroom semi detached home, situated in the sought after village of Horbury, offering excellent potential and occupying a generous plot with attractive gardens and countryside views. The property is ideally suited to first time buyers or investors with offers excellent scope for modernisation. Offered to the market sold as seen with vacant possession and no onward chain.

The accommodation briefly comprises an entrance porch leading into the hallway with staircase to the first floor, a spacious open plan lounge diner and a fitted kitchen housing the Vaillant gas combination boiler. To the first floor, the landing provides access to two generously sized double bedrooms, a recently fitted wet room and loft access. Externally, the property benefits from a front buffer garden with patio seating area, enclosed by fencing and mature shrubs, along with side access leading to a brick built outbuilding. To the rear, there is a lawned garden with paved patio areas, planted borders and pleasant open views, creating an ideal outdoor space.

Horbury is a highly regarded location, offering a range of local shops, schools including Horbury Academy, countryside walks, public houses and restaurants, all within easy reach. The motorway network is also easily accessible, making it ideal for commuters.

Only a full internal inspection will fully appreciate the potential and position this home has to offer. An early viewing is highly recommended.



### 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.

### 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



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## ACCOMMODATION

### ENTRANCE PORCH

UPVC entrance door with surrounding UPVC double glazed windows and concrete flooring, with a further UPVC door leading through into the entrance hall.

### ENTRANCE HALL

Central heating radiator, concrete floor, staircase to the first floor landing with exposed floorboards and openings through to the kitchen and lounge diner.

### LOUNGE DINER

19'1" x 10'5" [5.83m x 3.19m]

Concrete flooring, central heating radiator, gas fireplace with feature surround and UPVC double glazed windows to both the front and rear elevations creating a dual aspect room.



### KITCHEN

7'6" x 10'2" [2.3m x 3.11m]

Concrete flooring, under stairs storage cupboard, central heating radiator and a range of wall and base units with laminate work surfaces. Stainless steel sink and drainer with mixer tap, tiled splashbacks, a cooker with four ring gas hob above, overhead extractor fan, fridge/freezer, washing machine and cupboard housing for the Vaillant gas combination boiler and consumer unit. UPVC double glazed window to the rear elevation and UPVC side entrance door.

### FIRST FLOOR LANDING

Loft access, four small UPVC double glazed windows to the side elevation and doors leading to two bedrooms and the wet room.

### WET ROOM/W.C.

6'1" x 4'11" [1.86m x 1.5m]

Central heating radiator, electric shower with shower attachment, extractor fan, frosted UPVC double glazed window to the rear elevation, chrome handrail, low flush W.C. and pedestal wash basin with mixer tap.



### BEDROOM ONE

13'10" x 8'9" [4.24m x 2.69m]

Central heating radiator, exposed floorboards, two UPVC double glazed windows to the front elevation and built in storage with shelving.



### BEDROOM TWO

9'9" x 10'7" [2.99m x 3.23m]

Central heating radiator and UPVC double glazed window enjoying countryside views.



### OUTSIDE

To the front of the property is a buffer garden with flagged patio area leading to the entrance door, side garden with raised shrub borders and timber fence surround. To the rear is a generous north facing garden incorporating two lawned sections, flagged patio seating areas and an outbuilding/greenhouse, all enclosed by mature hedging.



### COUNCIL TAX BAND

The council tax band for this property is A.

### 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.