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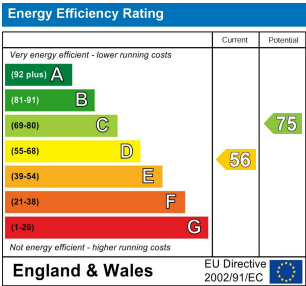


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We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take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



## 2 Grove Road, Horbury, Wakefield, WF4 6AQ

### For Sale Freehold Offers In The Region Of £395,000

Situated in the sought after village of Horbury is this three bedroom semi detached home superbly presented throughout and spanning over three floors, this beautiful home would make an ideal purchase for a range of buyers and is certainly not one to be missed.

The accommodation briefly comprises entrance hall, living room, dining room, kitchen, breakfast room, utility and cellar. To the first floor landing there is access to the three bedrooms and the house bathroom/w.c. Bedroom one benefits from its own en suite shower room. To the second floor there is the loft room. Outside to the front of the property the garden is pebbled with planted features and walled surrounds. Tarmac driveway providing off road parking and to the rear there is a tiered garden, which is mainly stone paved perfect for outdoor dining and entertaining. Timber built seating with canopy and planted areas. Timber built outbuildings.

This property would make a perfect purchase for a range of buyers looking to locate to the Horbury area and only a full internal inspection will truly show what is on offer at this quality home and so an early viewing is highly advised to avoid disappointment.





## ACCOMMODATION

### ENTRANCE HALL

Timber framed front entrance door with frosted glass pane leading into the entrance hall, central heating radiator, coving to the ceiling, frosted and stained glass double glazed window to the side, stairs to the first floor landing, doors to the living room and to the dining room.

### LIVING ROOM

12'1" x 15'2" max x 3'3" [3.7m x 4.63m max x 1m]

Coving to the ceiling, ceiling rose, picture rail, central heating radiator, timber framed double glazed partial stain glass box window to the front with shutters. Open fireplace with tiled hearth and wooden mantle. Fitted storage and shelving units in chimney breast recess.



### DINING ROOM

13'11" x 11'11" [4.25m x 3.64m]

Opening into the breakfast room and to the kitchen. Double glazed partial stained glass window to the front with a shutter, coving to the ceiling, ceiling rose, central heating radiator and multifuel burning stove with stone hearth and exposed brick surround having wooden mantle. Picture rail.

### BREAKFAST ROOM

6'5" x 10'7" [1.96m x 3.24m]

Timber framed double glazed windows, three Velux window lights, timber framed double glazed doors into the rear garden, column central heating radiator, fitted beech unit with storage below ideal for a breakfast table.

### KITCHEN

6'9" x 11'11" [2.07m x 3.64m]

Timber framed double glazed window looking out onto the rear garden, LED spotlighting to the ceiling, door to the cellar, door to the utility. A range of modern wall and base units with granite work surface over, inset stainless steel sink and a drainer carved into the granite with a mixer tap, space for a range style cooker with partial granite splashback and an extractor hood above. Space for an American style fridge freezer.



### UTILITY

3'1" x 8'2" [0.95m x 2.5m]

Two Velux skylights, frosted timber frame door leading out to the rear garden, frosted UPVC double glazed window to the side, central heating radiator, space and plumbing for a washing machine with wooden work surface over.

### CELLAR

15'4" x 3'1" [4.69m x 0.95m]

Electric and gas meters. Power and light. Storage and shelving units. Original coal shute.

### FIRST FLOOR LANDING

Stairs providing access to the second floor. Doors to three bedrooms and house bathroom/w.c.

### BEDROOM ONE

12'4" x 12'9" max x 10'4" min [3.78m x 3.89m max x 3.15m min]

Timber framed double glazed window with partial stoned glass to the front, central heating radiator, coving to the ceiling, decorative panelling to one wall, door to the en suite shower room/w.c. Fitted wardrobes into chimney breast recess.



### EN SUITE SHOWER ROOM/W.C.

10'2" x 2'11" [3.12m x 0.91m]

LED spotlighting to the ceiling, coving to the ceiling, column central heating radiator, low flush w.c., ceramic wash basin built into a storage unit with storage below and mixer tap with tiled splashback. Shower cubicle with overhead shower, shower head attachment and shower screen.



### BEDROOM TWO

9'10" x 12'0" [3.02m x 3.66m]

Coving to the ceiling, central heating radiator, timber framed double glazed window to the rear.

### BEDROOM THREE

8'9" x 10'0" max x 6'5" min [2.67m x 3.05m max x 1.97m min]

Double glazed timber framed window to the the front, further timber framed single pane window to the front, coving to the ceiling and central heating radiator.

### HOUSE BATHROOM/W.C.

11'1" x 6'8" max x 3'10" min [3.39m x 2.05m max x 1.18m min]

Access to a storage cupboard, frosted double glazed window to the rear, central heating radiator, decorative panelling, low flush w.c., ceramic wash basin built into storage unit with storage below and mixer tap, standalone roll top bath with mixer tap and shower head attachment. Separate fully tiled shower cubicle with overhead shower, shower head attachment with shower screen. Coving to the ceiling.



### SECOND FLOOR LOFT ROOM

17'0" average x 10'0" max average x 6'3" min avera [5.2m average x 3.05m max average x 1.93m min avera]

Access from stairs and door. Two Velux skylights, central heating radiator.



### OUTSIDE

The garden itself is pebbled with planted features and walled surrounds, tarmac driveway providing off road parking and leading around the side of the property with electric car charging point. To the rear there is a tiered garden, mainly stone paved perfect for outdoor dining and entertaining, very low maintenance with planted areas. Timber seating below a canopy. Access to timber built outbuildings. The garden itself is enclosed by walls.



### 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.

### EPC RATING

To view the full Energy Performance Certificate please call into one of our local offices.

### VIEWINGS

To view please contact our Horbury office and they will be pleased to arrange a suitable appointment.