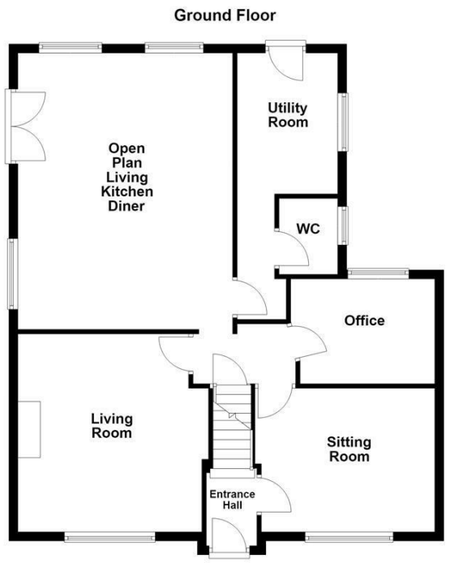
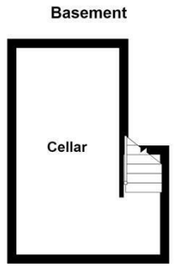
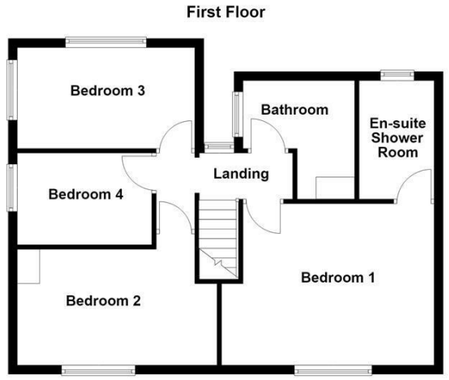




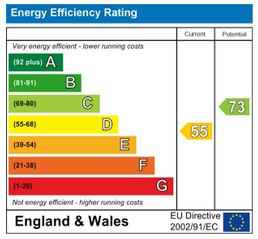


IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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

Ash House, 18 Berry Lane, Horbury, Wakefield, WF4 5HD

No Chain For Sale Freehold £595,000

Enjoying a highly desirable position in the sought after village of Horbury is this substantial and beautifully presented four bedroom detached family home, with no chain and offering further potential to develop subject to consent, spacious and versatile accommodation throughout together with extensive off road parking, a detached double garage and attractive gardens. The property combines character features with modern fittings, creating an impressive home ideal for the growing family.

Internally, the accommodation briefly comprises an entrance hall leading to the sitting room, which features sash windows, ornate coving, picture rail and a traditional gas fire. An inner hallway provides access to the separate living room, office and the impressive open plan kitchen living diner. The living room enjoys further character features including built-in library shelving, decorative fireplace and multi fuel stove, whilst the open plan kitchen living diner forms the heart of the home, with a central island, integrated appliances and French doors leading outside. A separate utility room and downstairs W.C. complete the ground floor, with access also available to the useful cellar. To the first floor, the landing provides access to four bedrooms and the house bathroom. The principal bedroom benefits from its own en suite shower room, whilst the remaining bedrooms are all well proportioned. Externally, electric double gates open onto a large L shaped block paved driveway providing ample off road parking and leading to a detached double garage with electric roller door, power, lighting, boarded loft storage and two EV charging points. The gardens are attractively landscaped, with paved seating areas, lawn, low maintenance borders and a covered pergola ideal for outdoor dining and entertaining.

The property is situated within walking distance of the amenities, restaurants and bars available in Horbury, together with local schools and regular bus services providing access to Wakefield city centre. The M1 motorway network is also only a short drive away, making the property particularly convenient for those travelling further afield.

Only a full internal inspection will truly reveal the space, character and quality this impressive family home has to offer. An early viewing is highly recommended.

ACCOMMODATION

ENTRANCE HALL
Composite front entrance door leading into the entrance hall with frosted UPVC double glazed panel above. Ornate coving to the ceiling, central heating radiator, staircase with handrail leading to the first floor landing and door providing access to the sitting room.

SITTING ROOM
13'1" x 11'8" (max) x 10'5" (min) (4.01m x 3.57m (max) x 3.19m (min))
Central heating radiator, two timber double glazed sash windows overlooking the front aspect, gas fire set on a tiled hearth with tiled decorative interior, cast iron detailing and solid wooden surround. Ornate coving to the ceiling, a ceiling rose and picture rail.

INNER HALLWAY
Ornate coving to the ceiling, opening through to the open plan kitchen living diner and three doors providing access to the office, living room and staircase leading down to the lower ground floor cellar.

LIVING ROOM
14'11" x 12'9" (max) x 12'4" (min) (4.57m x 3.91m (max) x 3.77m (min))
Two timber double glazed sash windows overlooking the front aspect, ornate coving to the ceiling, picture rail, a ceiling rose and two wall lights. Built-in library shelving to either side of the chimney breast with fitted cupboards below, together with a wood fuel cast iron burner set on a slate hearth with decorative brick interior and solid wooden surround.

OPEN PLAN KITCHEN LIVING DINER
20'1" x 16'0" (6.14m x 4.89m)
Fitted with a range of wall and base units with laminate work surfaces over, together with a central island. Incorporating a 1 1/2 stainless steel sink and drainer with swan neck mixer tap, integrated full size Bosch dishwasher and space for an American style fridge freezer. The vendors are leaving the Rangemaster Professional range cooker with five ring gas burners, tiled splashback and cooker hood above. Three UPVC double glazed windows, two to the rear and one to the side, create a dual aspect, together with UPVC double glazed French doors leading out to the side of the property. Inset spotlights, coving to the ceiling, solid wooden flooring and under cabinet lighting.

UTILITY ROOM
8'4" x 19'1" (max) x 8'4" (min) (2.56m x 5.82m (max) x 2.56m (min))
Fitted coat rail to the wall, inset spotlights to the ceiling, fully tiled flooring, central heating radiator and fitted with a range of wall and base units with laminate work surfaces over and tiled splashbacks. Stainless steel sink and drainer with mixer tap, space and plumbing for a washing machine and tumble dryer, wall mounted boiler, frosted UPVC double glazed window to the side aspect and composite rear entrance door. A further door provides access to the downstairs W.C.

DOWNSTAIRS W.C.
4'4" x 5'6" (1.33m x 1.69m)
Pedestal wash basin with separate taps and tiled splashback, low flush W.C., fully tiled floor, chrome ladder style radiator, frosted UPVC double glazed window to the side aspect, wall mounted extractor fan, inset spotlights and loft access.

OFFICE
9'4" x 7'7" (2.87m x 2.33m)
UPVC double glazed window overlooking the rear aspect, coving to the ceiling, central heating radiator and fitted library shelving.

FIRST FLOOR LANDING
UPVC double glazed window overlooking the rear elevation, coving to the ceiling, loft access and five doors providing access to four bedrooms and the house bathroom.

BEDROOM ONE
11'3" x 15'1" (max) x 13'4" (min) (3.44m x 4.60m (max) x 4.08m (min))
Timber double glazed sash window overlooking the front elevation, solid wooden flooring, two central heating radiators, ornate coving and ceiling rose. Decorative Victorian style fireplace painted black with tiled hearth and door providing access to the en suite shower room.

EN SUITE SHOWER ROOM
7'10" x 5'1" (2.39m x 1.55m)
Fitted with a three piece suite comprising low flush W.C., pedestal wash basin with separate taps and enclosed shower cubicle with glazed door and electric shower. Fully tiled walls within the shower enclosure, inset spotlights to the ceiling, ornate coving, extractor fan, frosted UPVC double glazed window and central heating radiator.

BEDROOM TWO
8'5" x 14'7" (2.59m x 4.46m)
Timber double glazed sash window overlooking the front elevation, central heating radiator and coving to the ceiling.

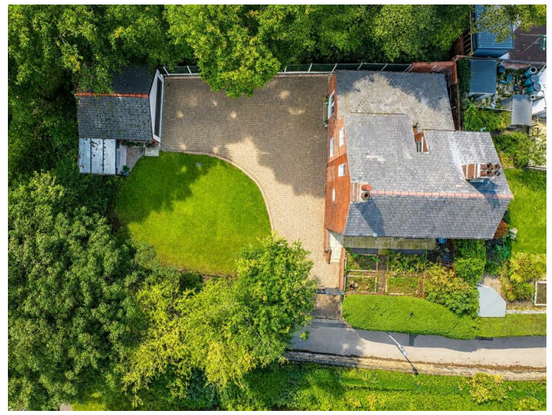
BEDROOM THREE
7'4" x 12'6" (2.25m x 3.82m)
Two UPVC double glazed windows creating a dual aspect to the rear and side, loft access and central heating radiator.

BEDROOM FOUR
9'10" x 6'2" (3.0m x 1.88m)
UPVC double glazed window overlooking the side elevation, central heating radiator and coving to the ceiling.

BATHROOM
7'6" x 6'8" (max) x 4'11" (min) (2.29m x 2.05m (max) x 1.51m (min))
Fitted with a three piece suite comprising panelled bath with mixer tap and shower attachment, pedestal wash basin with separate taps and low flush W.C. Part tiled walls, wall mounted extractor fan, chrome ladder style radiator and frosted UPVC double glazed window to the side elevation.

DETACHED DOUBLE GARAGE
17'6" x 16'7" (5.35m x 5.06m)
Electric roller door to the front, power and lighting, together with boarded loft space above. The vendors are also leaving the fitted shelving within the garage. Two electric vehicle charging points are positioned to the front.

OUTSIDE
To the front of the property, electric double gates provide access onto a large L shaped block paved driveway offering ample off road parking for several vehicles. A pedestrian gate to the side leads up to the front garden, where a paved pathway and patio run across the front of the property. There are low maintenance planted beds with railway sleeper borders and mature privet hedging, creating a good degree of privacy. To the side is an external water connection, attractive lawned garden and paved patio positioned beneath a pergola with a covered roof, ideal for outdoor dining and entertaining. Low maintenance pebbled borders with mature planting complete this area. The garden is enclosed by timber fencing to three sides. To the rear of the property is a low maintenance paved pathway with outside lighting leading to the utility entrance, together with a pebbled section and wood store. Solid brick built walls enclose this area.



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 Ossett office and they will be pleased to arrange a suitable appointment.