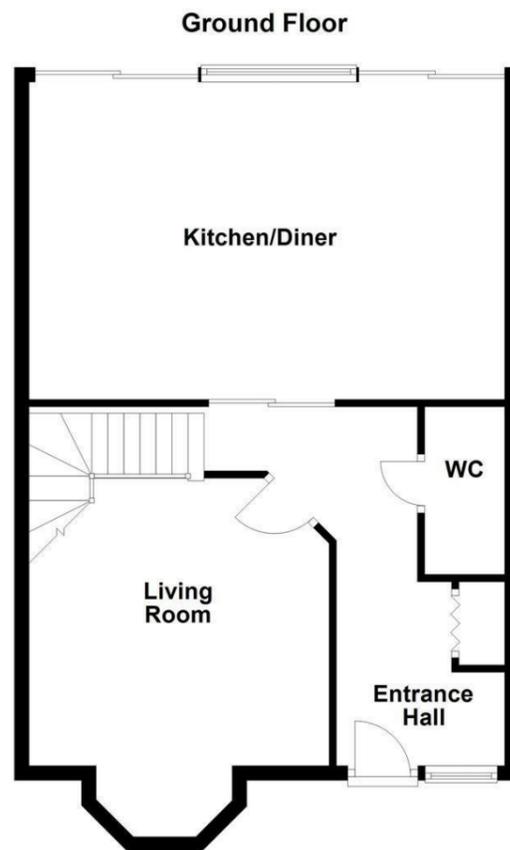




WAKEFIELD | **OSSETT** | **HORBURY**
01924 291 294 | **01924 266 555** | **01924 260 022**
NORMANTON | **PONTEFRACT & CASTLEFORD**
01924 899 870 | **01977 798 844**



Energy Efficiency Rating		Current	Potential
Vary energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



2A Reid Park Avenue, Horbury, Wakefield, WF4 5PA

For Sale Freehold £400,000

Superbly appointed throughout and enjoying a high specification finish is this attractive and extended three bedroom detached home, benefitting from UPVC double glazing, gas central heating and underfloor heating to the ground floor.

The accommodation briefly comprises an entrance hallway, downstairs WC and living room, leading through to a stunning open plan bespoke kitchen diner fitted to a high standard. To the first floor, the landing provides access to three well proportioned bedrooms and a beautifully appointed house bathroom/wet room. Externally, the front of the property features a paved garden and driveway providing off street parking. To the rear, there is an attractive stone flagged terrace patio incorporating an outdoor kitchen area and a substantial timber framed cabin, offering versatile space suitable for a variety of uses.

The property is situated in a popular part of Horbury, well placed for local amenities including shops, schools and regular bus routes.

An impressive home ideally suited to growing families or those looking to downsize. 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

UPVC entrance door leads into the entrance hall, which has wood flooring, a frosted UPVC double glazed window to the side, recessed ceiling spotlights and low lighting above skirting board and feature wall panelling. Doors lead to the cloakroom, living room and the open plan kitchen family room, with stairs rising to the first floor landing.

W.C.

Concealed low flush WC and wash basin with tiled splashback, part tiled walls, wood flooring and recessed ceiling spotlights.

LIVING ROOM

14'3" x 11'7" [4.36m x 3.54m]

UPVC double glazed bay window to the front elevation providing additional space and natural light, feature media wall, recessed ceiling spotlights, coving to the ceiling and door to understairs storage.



KITCHEN/DINER

19'8" x 15'1" [6.00m x 4.62m]

A spacious extended room with porcelain tiled flooring and underfloor heating. Fitted with bespoke grey gloss soft close wall and base units, quartz work surfaces and a quartz island incorporating sink with drainer, feature Quooker tap and integrated dishwasher. Appliances include floor to ceiling fridge and freezer units, integrated Miele ovens, microwave, steam oven and warming drawer/slow cooker, together with a De Dietrich induction hob. Recessed LED ceiling spotlights, radiator, three skylight windows and twin UPVC sliding doors opening to the rear garden with electric sunscreen blind. A fitted quartz dining table forms part of the kitchen layout.



FIRST FLOOR LANDING

Loft access via ladder, recessed ceiling spotlights and doors leading to three bedrooms and the house bathroom.

BEDROOM ONE

11'1" [max] x 10'0" [min] x 10'10" [3.39m [max] x 3.05m [min] x 3.32m]

UPVC double glazed window to the front elevation, radiator, recessed ceiling spotlights, low lighting above skirting board and coving to the ceiling.



BEDROOM TWO

10'5" x 8'3" [3.18m x 2.53m]

UPVC double glazed window to the front elevation, radiator, coving to the ceiling and fitted wardrobes.



BEDROOM THREE

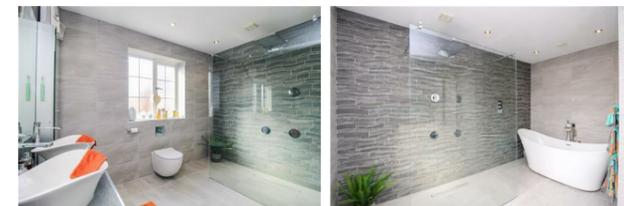
7'0" x 11'1" [2.14m x 3.38m]

Double glazed window to the rear elevation, radiator, coving to the ceiling and bespoke fitted wardrobes with desk area.

BATHROOM/W.C.

9'10" [max] x 6'0" [min] x 11'9" [3.00m [max] x 1.85m [min] x 3.59m]

A contemporary bathroom/wet room with underfloor heating, fitted with twin his and hers wash basins, concealed Hansgrohe WC and a freestanding bath with floor mounted tap. There is a walk in wet room style shower with glass screen and rainwater head, porcelain tiled walls and floor, heated towel radiator, frosted UPVC double glazed window to the rear and recessed ceiling spotlights with LED feature lighting and feature lighting around bath/shower.



OUTSIDE

Externally to the front is a low maintenance block paved garden providing ample off street parking. To the rear there is a polished concrete terrace patio enjoying a good degree of privacy with a bespoke outdoor kitchen area and pergola, ideal for outdoor dining and entertaining.



GARDEN ROOM/UTILITY

15'5" x 8'9" [4.71m x 2.69m]

Timber framed cabin currently used as additional kitchen and utility space with work surfaces, base units, stainless steel sink and drainer with mixer tap, plumbing for a washing machine, space for dryer and fridge freezer. Power, lighting, double glazed windows and doors to the front.



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.