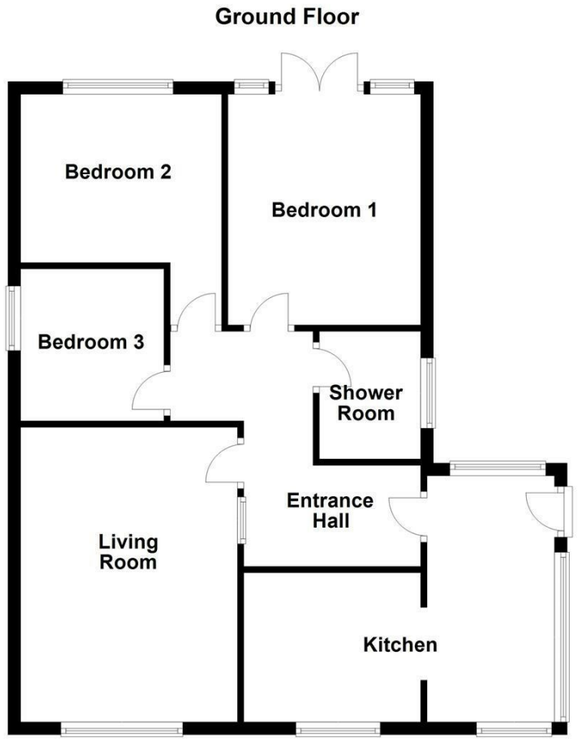
Richard Kendall Estate Agent

WAKEFIELD 01924 291 294 | OSSETT 01924 266 555 | HORBURY 01924 260 022

NORMANTON 01924 899 870 | PONTEFRACT & CASTLEFORD 01977 798 844



73 Hall Cliffe Crescent, Horbury, Wakefield, WF4 6DG

For Sale By Modern Method Of Auction Freehold Offers In The Region Of

Occupying a corner plot position is this three bedroom detached bungalow benefitting from majority triple glazing throughout and gas central heating.

The accommodation fully comprises entrance/utility room with kitchen off, entrance hallway leading to the living room, three bedrooms (two of which are doubles) and main shower room/w.c. The property offers further potential to convert the loft to create further accommodation subject to consent. Outside, low maintenance block paved garden to the front, lawned garden to the side and rear incorporating flagged patio area. To the side is a driveway providing off street parking leading to the detached garage with electric door.

Situated in a popular part of Horbury the property is well placed to local amenities including shops and schools with local bus routes nearby and having good access to the motorway network, perfect for those looking to commute further afield.

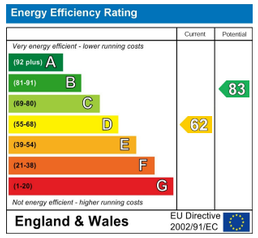
Offering huge potential through and to extend further, subject to consent. The property is offered for sale with no chain and vacant possession upon completion.

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

KITCHEN BREAKFAST AREA
11'3" x 5'11" (3.44m x 1.82m)
Composite entrance door. Work surface over base units, space for fridge/freezer, radiator, tiled effect floor, recess ceiling spotlights. UPVC triple glazed windows to the front, side and rear. Step up into the kitchen and door to the entrance hall.

KITCHEN
9'0" x 8'10" (2.75m x 2.71m)
Range of wall and base units with work surface over incorporating stainless steel sink and drainer, integrated oven and grill, four ring gas hob with pull out filter hood above. Plumbing for a washing machine, space for a dishwasher, space for fridge/freezer and tiled effect floor. Storage cupboard and UPVC triple glazed window to the side.

ENTRANCE HALL
Radiator, coving to the ceiling, doors to three bedrooms, living room and shower room. Loft access offering further potential to convert the loft to create further accommodation subject to consent.

SHOWER ROOM/W.C.
5'5" x 6'8" (1.67m x 2.05m)
Low flush w.c., pedestal wash basin and double shower cubicle with mixer shower. UPVC double glazed frosted window to the side, radiator and recess ceiling spotlights.

BEDROOM ONE
12'0" x 9'11" (3.67m x 3.03m)
Fitted bedroom furniture to two sides of the wall, coving to the ceiling, radiator and UPVC double glazed French doors to the rear with window panels either side.

BEDROOM TWO
8'7" x 10'6" plus walk in area (2.63m x 3.21m plus walk in area)
UPVC triple glazed window to the rear and radiator.

BEDROOM THREE
8'3" x 7'4" (2.54m x 2.24m)
UPVC triple glazed window to the side, coving to the ceiling, radiator and trap door leading to access under the bungalow.

LIVING ROOM
15'3" x 11'5" (4.66m x 3.49m)
Gas fire, detailed coving to the ceiling, UPVC triple glazed window to the front.

OUTSIDE
To the side is a block paved driveway providing ample off street parking leading to the detached garage with electric roller door. Corner plot position with lawned garden to the side and rear with plants, trees and shrubs bordering. To the rear is a timber decked and block paved patio areas, with greenhouse.

COUNCIL TAX BAND
The council tax band for this property is C.

FLOOR PLAN
This floor plan is intended as a rough guide only and is not to be intended as an exact representation and should not be scaled. We cannot confirm the accuracy of the measurements or details of this floor plan.

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.