Richard Kendall Estate Agent

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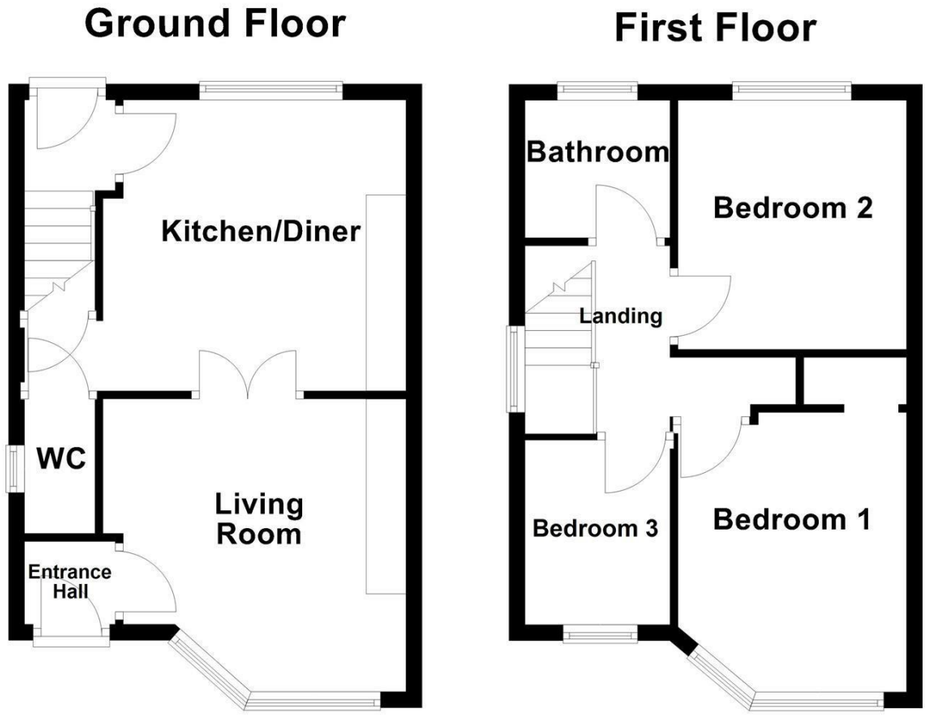
NORMANTON 01924 899 870 | PONTEFRACT & CASTLEFORD 01977 798 844



14 Elmwood Grove, Horbury, Wakefield, WF4 5JJ

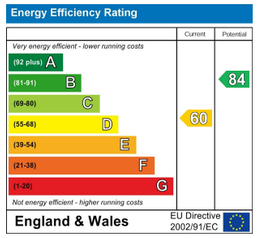
For Sale Freehold £265,000

Nestled in a sought after location is this three bedroom semi detached property sitting on a generous plot boasting generous gardens, well proportioned accommodation and ample off road parking.

The property briefly comprises of entrance hall, living room, kitchen/diner and downstairs w.c. The first floor landing leads to three bedrooms and house bathroom. There is access via a pull down ladder to the loft room. Outside to the front is a lawned garden and an expansive pebbled driveway providing off road parking for several vehicles leading to the single detached garage. To the rear is a good sized enclosed lawned garden incorporating a paved patio area, perfect for outdoor dining and entertaining.

Situated in Horbury, the property is ideally located for all local amenities including shops and schools, as well as being a short distance away from Horbury town centre. The motorway network is only a short drive away, for those looking to travel further afield. It is perfectly situated for major bus routes to both Wakefield and Huddersfield.

Well presented throughout, this property would make a fantastic family home and a viewing is highly recommended to truly appreciate everything on offer at this quality home.



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
Composite front entrance door and door through to the living room.

LIVING ROOM
11'10" x 12'5" (max) x 6'8" (min) (3.62m x 3.8m (max) x 2.04m (min))
UPVC double glazed window to the front, coving to the ceiling, a set of double doors through to the kitchen/diner and central heating radiator. Gas fire with marble hearth, surround and wooden mantle.

KITCHEN/DINER
11'10" x 12'4" (max) x 10'0" (min) (3.62m x 3.77m (max) x 3.05m (min))
Range of modern wall and base units with laminate work surface over, stainless steel sink and drainer with mixer tap, integrated oven, four ring electric hob with extractor hood. Space for an under counter fridge/freezer, space and plumbing for a washing machine. Storage cupboard, central heating radiator, UPVC double glazed window to the rear, doors to the rear hallway and downstairs w.c.

W.C.
4'9" x 2'10" (1.47m x 0.87m)
UPVC double glazed frosted window to the side, central heating radiator, low flush w.c. and wash basin with mixer tap.

FIRST FLOOR LANDING
Loft access with pull down ladder, UPVC double glazed window to the side, coving to the ceiling and doors to three bedrooms and house bathroom.

BEDROOM ONE
11'10" x 10'1" (max) x 6'3" (min) (3.63m x 3.09m (max) x 1.92m (min))
UPVC double glazed window to the front, central heating radiator and access to a storage nook.

BEDROOM TWO
10'2" x 9'8" (3.11m x 2.95m)
UPVC double glazed window to the rear, central heating radiator and coving to the ceiling.

BEDROOM THREE
7'6" x 5'5" (2.31m x 1.67m)
Central heating radiator, UPVC double glazed window to the front and coving to the ceiling.

BATHROOM/W.C.
5'9" x 5'9" (1.77m x 1.76m)
Three piece suite comprising low flush w.c., ceramic wash basin with mixer tap and panelled bath with over head shower attachment and shower screen. Central heating radiator and UPVC double glazed frosted window to the rear.

LOFT ROOM
10'4" x 10'11" (3.15m x 3.35m)
Velux skylight, central heating radiator, carpet, power and light.

OUTSIDE
To the front of the property is a lawned garden incorporating mature shrubs and an expansive pebbled driveway providing off road parking for several vehicles running down the side of the property to the single detached garage with manual up and over door. To the rear is a good sized garden, predominantly laid to lawn incorporating paved patio area, perfect for outdoor dining and entertaining with mature conifer trees and enclosed by timber fencing.

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

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.