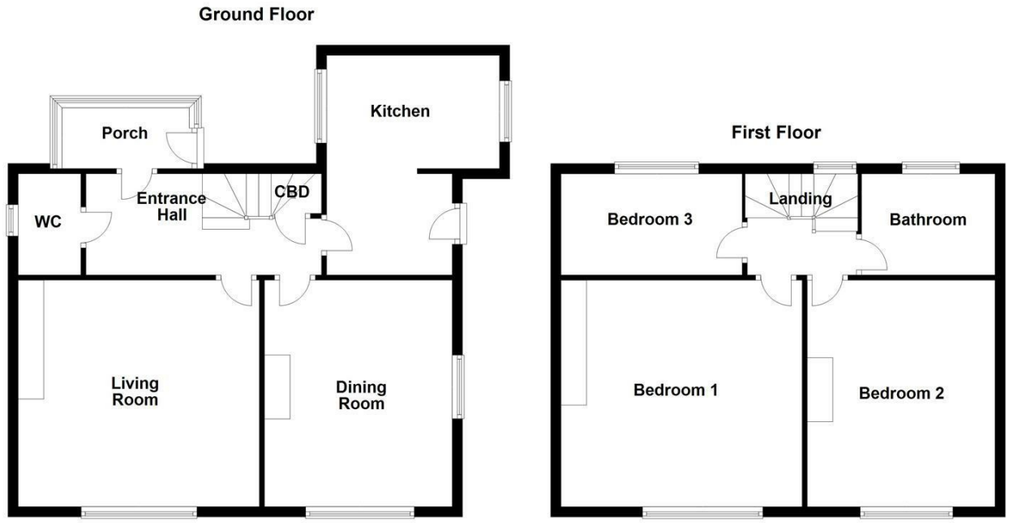

IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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

1 Northfield Lane, Horbury, Wakefield, WF4 5DW

For Sale Freehold Price £550,000

Enjoying a large corner plot position is this three bedroomed Grade II listed detached cottage, formerly the home of the Architect John Carr, dating back to 1739. The property is in much desired area of Horbury town centre and sitting on substantial grounds extending towards 1/3 acres.

The property boasts plenty of character and original features throughout, briefly comprises of the rear porch, entrance hall, kitchen, downstairs w.c., living room and dining room. The first-floor landing leads to three double bedrooms and the house bathroom/w.c. Outside to the front, double timber gates provide access onto an L-shaped tarmacadam driveway furthered by a single detached garage. A Yorkshire stone paved pathway leads through arched trees to the attractive garden with raised patio area, perfect for al fresco dining. There is a large Yorkshire stone paved driveway furthering the off-road parking accessed via double timber gates to the side of the property with a second garage with timber doors

The property is within walking distance to the local amenities and schools within the sought after village of Horbury, with main bus routes running to and from Wakefield city centre. The M1 motorway is only a short distance away, perfect for the commuter looking to travel further afield.

An ideal opportunity for the working couple or family to acquire this fantastic spacious property offering a wealth of charm and character throughout, therefore an early viewing comes recommended.

ACCOMMODATION

REAR PORCH
Timber entrance door, solid wooden floor, timber double glazed windows to three sides and sold wooden door leading into the entrance hall.

ENTRANCE HALL
Solid wooden floor, central heating radiator, staircase to the first floor landing and doors to the downstairs w.c., living room, dining room, understairs storage and kitchen.

KITCHEN
8'0" (min) x 11'0" (max) x 15'8" (2.44m (min) x 3.37m (max) x 4.78m)
Range of wall and base units with granite work surface over, Belfast ceramic sink and drainer with mixer tap, integrated oven and grill with four ring gas hob and cooker hood over. Display cabinets with glass shelving, intgrated fridge and freezer, integrated washing machine and dishwasher Integrated wine rack, inset spotlights to the ceiling, fully tiled floor, central heating radiator and two timber windows to the sides. Matching cupboard housing the combi condensing boiler. Solid wooden side entrance door.

W.C.
4'0" x 6'7" (1.23m x 2.02m)
Low flush w.c., pedestal wash basin with two taps, timber double glazed frosted window to the side aspect, dado rail, solid wooden floor and central heating radiator.

LIVING ROOM
14'7" x 15'5" (4.46m x 4.71m)
Gas fire inset into chimney breast with Yorkshire stone hearth, timber single glazed windows with aluminium sliding glazing behind and timber window seat below, original beams to the ceiling and central heating radiator.

DINING ROOM
14'4" x 11'10" (4.39m x 3.62m)
Original timber beams to the ceiling, solid wooden floor, timber single glazed windows to the side and front with timber window seat, original decorative fireplace and central heating radiator.

FIRST FLOOR LANDING
Timber double glazed frosted window to the rear elevation and doors to three bedrooms and the house bathroom.

BEDROOM ONE
14'9" x 15'7" (4.50m x 4.75m)
Central heating radiator and timber single glazed window with aluminium sliding glazing behind and timber window seat.

BEDROOM TWO
14'7" x 11'8" (4.47m x 3.56m)
Timber single glazed window overlooking the front elevation with aluminium sliding glazing behind and timber window seat, decorative fireplace and central heating radiator.

BEDROOM THREE
11'6" x 6'10" (3.51m x 2.09m)
Timber double glazed window to the rear elevation and central heating radiator.

BATHROOM/W.C.
8'3" x 6'6" (2.54m x 1.99m)
Three piece suite comprising panelled bath with central double taps and separate mixer shower, low flush w.c. and pedestal wash basin with two taps. Fully tiled floor and walls. Loft access, inset spotlights to the ceiling, timber double glazed frosted window overlooking the rear elevation and chrome ladder style radiator.

OUTSIDE
Timber double swing gates provide access onto a paved L-shaped driveway providing off road parking for at least two vehicles and single detached garage (5.55m x 2.58m) with timber double doors, light within and timber work benches. There is a large rear lawned garden with raised patio area, perfect for entertaining and dining purposes and stone built outhouse with timber door and stone archway into the front garden with built in pond. There is a second driveway providing off road parking with three vehicles and single garage with manual up and over door, rear entrance door, power, light and UPVC window.

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

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.