Richard Kendall Estate Agent

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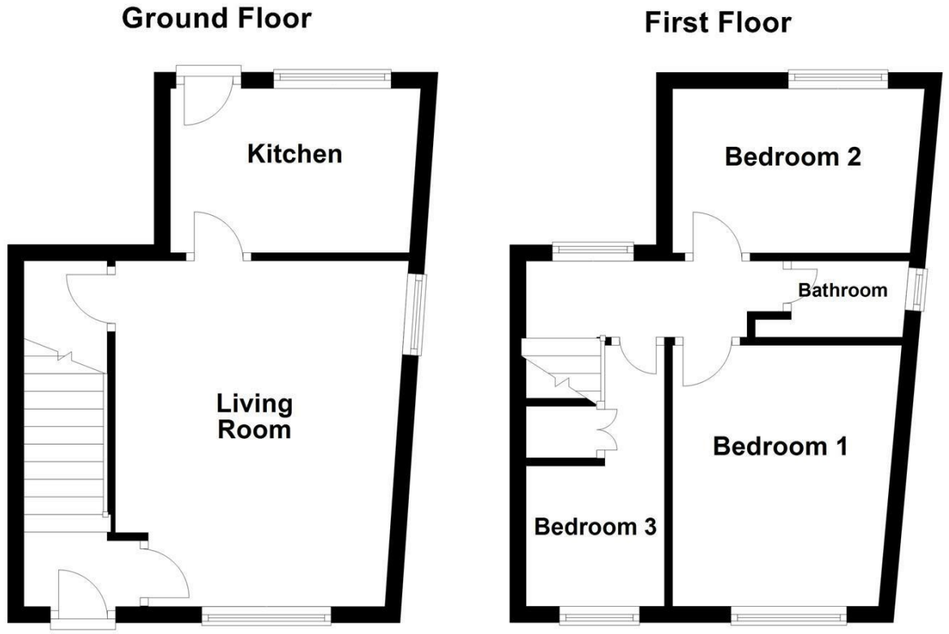
NORMANTON 01924 899 870 | PONTEFRACT & CASTLEFORD 01977 798 844



41 Hall Cliffe Road, Horbury, Wakefield, WF4 6BY

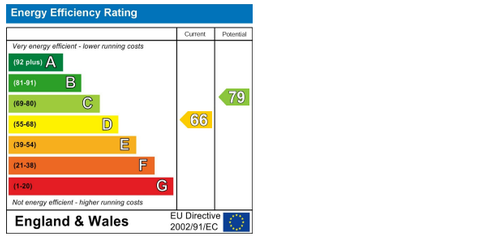
For Sale Freehold £200,000

Attractively appointed throughout is this lovely three bedroom semi detached home, situated in a highly desirable location and benefitting from a pleasant enclosed rear garden.

The property benefits from gas central heating and UPVC double glazing and is approached via a welcoming entrance hall leading into a well proportioned living room overlooking the front, with a dining area to the rear. To the back of the property is a fitted kitchen, offering a good range of modern units with integrated cooking facilities and enjoying attractive views over the rear garden and beyond. To the first floor, there are three bedrooms, all served by a well appointed house bathroom fitted with a modern white suite. The property also benefits from useful cellar storage. Externally, to the rear there is an attractive garden incorporating a paved patio area, ideal for outdoor dining and entertaining, which steps down to an artificial lawn with gated access to the rear lane.

The property is situated in a popular residential area, within easy reach of a range of local shops, schools and recreational facilities. A wider selection of amenities can be found in nearby Ossett and Wakefield, with convenient access to the motorway network for those commuting further afield.

Only a full internal inspection will fully appreciate all that this charming home has to offer. 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
Accessed via a UPVC front entrance door with stairs leading to the first floor.

LIVING ROOM
16'0" x 13'9" (4.90m x 4.20m)
Windows to both the front and side elevations, central heating radiator concealed within a cabinet and door leading to the cellar head.

CELLAR
Accessed via steps from the living room, with power and lighting, ideal for storage.

KITCHEN
9'10" x 6'10" (3.00m x 2.10m)
Window and stable style external door to the rear. Fitted with a range of white fronted wall and base units with laminate worktops and brick set tiled splashbacks. Inset stainless steel sink unit, four ring gas hob with matching extractor hood over, built in oven, space for an under counter fridge and cupboard housing the Ideal gas fired central heating boiler. Central heating radiator and ceramic tiled floor.

FIRST FLOOR LANDING
Window to the rear, central heating radiator concealed in a cabinet and fold down loft access with ladder.

BEDROOM ONE
10'5" x 9'2" (3.20m x 2.80m)
Window to the front and central heating radiator concealed within a cabinet.

BEDROOM TWO
9'2" x 6'10" (2.80m x 2.10m)
Window to the rear with elevated views, and central heating radiator.

BEDROOM THREE
5'10" x 5'6" (1.80m x 1.70m)
Window to the front, central heating radiator and useful overstairs bulkhead cupboard.

BATHROOM/W.C.
7'6" x 5'2" (2.30m x 1.60m)
Frosted window to the side, tiled walls and floor. Fitted with a three piece suite comprising panel bath with thermostatic twin head shower and glazed screen, vanity wash basin with cupboard under and low flush W.C. Ladder style heated towel rail and extractor fan.

OUTSIDE
To the rear, a garden with raised paved patio area ideal for outdoor entertaining, leading down to an artificial lawn and gated access to the rear lane.

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

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.