Richard Kendall Estate Agent

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NORMANTON 01924 899 870 | PONTEFRACT & CASTLEFORD 01977 798 844

10, Dudfleet Lane, Horbury, Wakefield, WF4 5EX

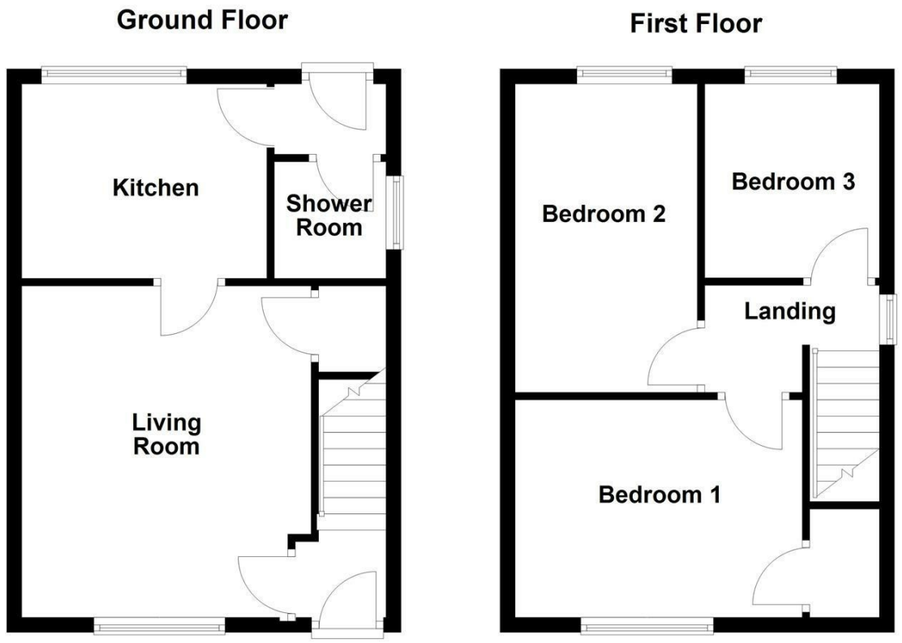
For Sale Freehold £195,000

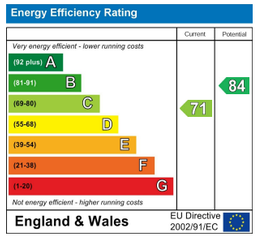
A recently renovated three bedroom end terrace property, situated in the sought after village of Horbury. Offering well proportioned accommodation throughout, along with gardens to both the front and rear, this home is ideally suited to first time buyers or young families.

The property briefly comprises an entrance hall with access to the first floor and a well presented living room, which benefits from useful understairs storage housing the gas combination boiler. The living room leads through to a contemporary kitchen fitted with a range of modern wall and base units and new integrated appliances. Completing the ground floor is a rear porch providing access to a modern three piece shower room and the rear garden. To the first floor, the landing leads to two double bedrooms, a further single bedroom and loft access. Externally, there is a low maintenance gravelled buffer garden to the front. To the rear is a west facing, enclosed lawned garden, bounded by timber fencing.

Ideally located within close proximity to a wide range of local shops, Horbury Academy, and within walking distance of popular pubs and restaurants, this home offers both convenience and a desirable village setting.

Offered to the market with vacant possession and no onward chain, an internal viewing is essential to fully appreciate the accommodation on offer.





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
A UPVC entrance door opens into the entrance hall, carpet flooring, a central heating radiator and a staircase rising to the first floor landing.

LIVING ROOM
12'7" x 14'9" (3.86m x 4.51m)
Carpet flooring, a central heating radiator, a UPVC double glazed window to the front elevation, understairs storage access and an opening leading into the kitchen.

KITCHEN
8'7" x 9'1" (2.62m x 2.79m)
Fitted with a range of gloss wall and base units with butcher block style work surfaces, incorporating a stainless steel sink with mixer tap and drainer. Appliances are all new and include an integrated cooker with four ring electric induction hob, stainless steel extractor fan above and tiled splashbacks. Linoleum flooring, a central heating radiator, extractor fan, a UPVC double glazed window to the rear elevation, a UPVC double glazed frosted window to the side elevation, and a storage cupboard housing the gas combination boiler and consumer unit.

REAR PORCH
UPVC windows and a door leading out to the rear garden, along with access into the downstairs shower room.

SHOWER ROOM/W.C.
6'0" x 5'3" (1.85m x 1.62m)
A low flush w.c., pedestal wash hand basin with mixer tap, and a shower unit with glass screen and mixer shower over. Vinyl flooring, a chrome heated towel radiator, extractor fan and a UPVC double glazed frosted window to the side elevation.

FIRST FLOOR LANDINIG
Carpet flooring, loft access and a UPVC double glazed window to the side elevation, with doors providing access to all three bedrooms.

BEDROOM ONE
12'8" x 9'8" (3.88m x 2.95m)
Carpet flooring, a central heating radiator, a UPVC double glazed window to the front elevation and access to overstairs storage.

BEDROOM TWO
13'8" x 7'7" (4.17m x 2.33m)
Carpet flooring, a central heating radiator and a UPVC double glazed window to the rear elevation.

BEDROOM THREE
7'8" x 8'7" (2.34m x 2.63m)
Carpet flooring, a central heating radiator and a UPVC double glazed window overlooking the rear elevation.

OUTSIDE
The property is approached via a low maintenance gravelled buffer garden to the front. The rear garden is mainly lawned and is enclosed by timber fencing.

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.