

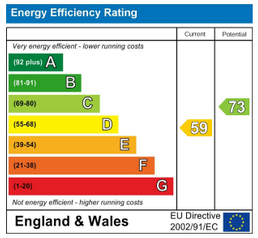
Total area: approx. 223.3 sq. metres (2403.5 sq. feet)

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

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172 Wakefield Road, Horbury, Wakefield, WF4 5HW

For Sale Freehold £550,000

A fantastic opportunity to purchase this substantial five bedroom semi detached family home, ideally situated in the heart of Horbury and within easy reach of local schools, shops, restaurants and everyday amenities. Offering generous and versatile accommodation throughout, the property boasts five double bedrooms, three reception rooms, useful cellar space and an attractive rear garden, making it an ideal home for larger and growing families.

The property is approached via a tarmac driveway providing off road parking for up to three vehicles, with steps leading to the entrance hall. From here, access is provided to three well proportioned reception rooms, including a spacious living room with bay window, feature fireplace and double doors opening into a sun room with a pitched sloping ceiling and Velux windows. There is also a separate sitting room with an open fireplace and a generous dining room with bay windows overlooking the front aspect. The modern fitted kitchen features a range of integrated appliances and leads through to a rear porch, downstairs WC and useful coal bunker, completing the ground floor accommodation. To the lower ground floor are two useful cellar rooms with lighting, providing excellent additional storage. To the first floor, the galleried landing provides access to five generous double bedrooms and a modern four piece family bathroom. The principal bedroom further benefits from a walk in wardrobe and its own en suite shower room. Externally, the rear garden is a particular feature of the property, beginning with a large paved patio area ideal for al fresco dining and entertaining. Central steps lead through established rockery style planting to an attractive L-shaped lawn, while a concrete seating area sits in front of a useful wash house with power, lighting and units with space for a tumble dryer and space for a freezer. A paved pathway continues through further planted areas with fruit trees, a glass greenhouse and a timber shed, all complemented by established borders and enclosed by timber fencing.

The property is within walking distance of Horbury town centre and its excellent range of restaurants, shops and amenities, with regular bus services providing access to Wakefield city centre. The M1 motorway network is also within easy reach, making the property particularly convenient for commuters travelling further afield.

An early viewing is highly recommended to fully appreciate the space, character and exceptional family accommodation this impressive home has to offer.



ACCOMMODATION

ENTRANCE HALL
Solid front entrance door leading into the entrance hall, with timber framed single glazed fanlight above. Central heating radiator, picture rail and staircase with handrail providing access to the first floor landing. Four doors provide access to the living room, dining room, sitting room and staircase leading down to the cellar rooms on the lower ground floor.

DINING ROOM
21'1" x 18'0" (6.45m x 5.49m)
Walk-in bay window with UPVC double glazed windows overlooking the front aspect and built-in window seat. Two central heating radiators, coving to the ceiling, wall mouldings, dado rail and open fireplace set on a slate hearth. Wall light.

LIVING ROOM
21'1" x 18'0" (6.44m x 5.51m)
Ornate coving and decorative mouldings to the ceiling, three wall lights and three central heating radiators. Walk-in bay window with UPVC double glazed windows overlooking the front aspect and built-in window seat. Double timber doors provide access into the sunroom.



SUN ROOM
16'11" x 8'2" (5.17m x 2.49m)
Pitched sloping ceiling with two timber framed double glazed Velux style roof windows. Fully tiled floor and two central heating radiators. UPVC double glazed windows overlook the rear and side elevations, together with a set of UPVC double glazed French doors opening onto the patio. Double timber doors provide access to the sitting room.



SITTING ROOM
18'0" x 11'3" (5.50m x 3.45m)
Wall mouldings, two central heating radiators and two wall lights. Feature open fireplace set on a stone hearth with decorative brick interior and solid stone surround. Fixed shelving to either side of the chimney breast with built-in storage cupboards below. UPVC double glazed window overlooking the rear aspect and feature archway leading into the kitchen.

KITCHEN
11'11" x 9'10" (3.65m x 3.02m)
Fitted with a range of wall and base units with laminate work surfaces over, matching upstands and tiled splashbacks. Single bowl sink and drainer with mixer tap, space and plumbing for a washing machine, space and plumbing for a full size dishwasher, freestanding fridge freezer, twin integrated oven and grill, separate five ring gas hob with glass splashback and extractor hood above. Built-in plate racks, fixed wall shelving, fully tiled floor and UPVC double glazed window overlooking the side aspect. Feature doorway provides access into the rear porch.

REAR PORCH
Fully tiled flooring, UPVC double glazed door providing access to the downstairs W.C. and further UPVC double glazed door opening onto the rear garden with glazed fanlight above. Two roof lights to the ceiling and a small timber door providing access to the original cold store.

W.C.
4'0" x 4'0" (1.24m x 1.24m)
Fitted with a low flush W.C. and wash basin with mixer tap, tiled splashback and vanity storage below. Extractor fan, inset spotlights to the ceiling and black ladder style electric radiator.

CELLAR ROOM ONE
10'7" x 3'4" (3.25m x 1.04m)
Original cooling table, frosted UPVC double glazed window overlooking the front aspect and lighting. Feature archway provides access into the second cellar room.

CELLAR ROOM TWO
7'8" x 6'3" (2.36m x 1.93m)
Lighting and wall mounted combination condensing boiler.

FIRST FLOOR LANDING
Galleried landing with two UPVC double glazed windows providing a dual aspect over the front and rear elevations. Six doors provide access to five bedrooms and the four piece house bathroom. Loft access with folding wooden ladder and partial picture rail.

BEDROOM ONE
14'10" x 13'11" (4.53m x 4.25m)
UPVC double glazed bay window overlooking the front elevation, central heating radiator and decorative Victorian style fireplace finished in black. Two doors provide access to a walk-in wardrobe with fitted rails and shelving and the en suite shower room.



EN SUITE SHOWER ROOM/W.C.
8'9" x 3'7" (2.67m x 1.10m)
Fitted with a three piece suite comprising generous shower enclosure with glazed sliding door, mixer shower with rainfall shower head and separate shower attachment, pedestal wash basin with separate taps and low flush W.C. Fully panelled walls within the shower enclosure, half tiled walls, fully tiled floor, chrome ladder style radiator, circular vanity mirror with wall lights positioned to either side and extractor fan.

BEDROOM TWO
15'0" x 11'9" (4.58m x 3.60m)
Bay window with UPVC double glazed windows overlooking the front elevation and central heating radiator.

BEDROOM THREE
15'1" x 8'9" (4.62m x 2.67m)
UPVC double glazed window overlooking the rear elevation and central heating radiator.

BEDROOM FOUR
11'5" x 7'10" (3.48m x 2.41m)
Two double glazed Velux style roof windows, central heating radiator and pitched sloping ceiling.

BEDROOM FIVE
11'10" x 10'0" (3.63m x 3.05m)
UPVC double glazed window overlooking the rear elevation and central heating radiator.

BATHROOM/W.C.
11'3" x 6'4" (3.44m x 1.95m)
Fitted with an impressive four piece suite comprising freestanding roll top bath with claw feet, centrally positioned mixer tap and shower attachment, creating a double ended bath. Walk-in shower enclosure with two fixed glazed screens, mixer shower with rainfall shower head and separate shower attachment, together with panelled walls within the shower area. Low flush W.C. and wash basin with chrome mixer tap set within vanity storage with chrome handles. Contemporary white radiator with chrome towel rail surround, half tiled walls, fully tiled flooring and circular vanity mirror with wall lights positioned to either side. Frosted UPVC double glazed window overlooking the rear elevation and extractor fan.



OUTSIDE
To the front, a tarmac driveway providing ample off road parking for approximately three vehicles. Steps lead up to the main front entrance, which benefits from a covered timber porch. Immediately to the rear is a large paved patio area, ideal for outdoor dining and entertaining. Steps rise through an attractive rockery garden with established planting to either side, with an external water connection positioned close to the kitchen window. Beyond is a generous lawned garden with a concrete seating area, manicured planted borders and paved pathways leading through further landscaped areas. Towards the rear are mature apple trees, a large glazed greenhouse and timber shed, together with allotment style beds. The garden is fully enclosed by timber fencing.



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

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.

PLEASE NOTE
Please note that the garage to the rear of the property is currently in the process of being removed from land registry title and therefore not included in the sale.