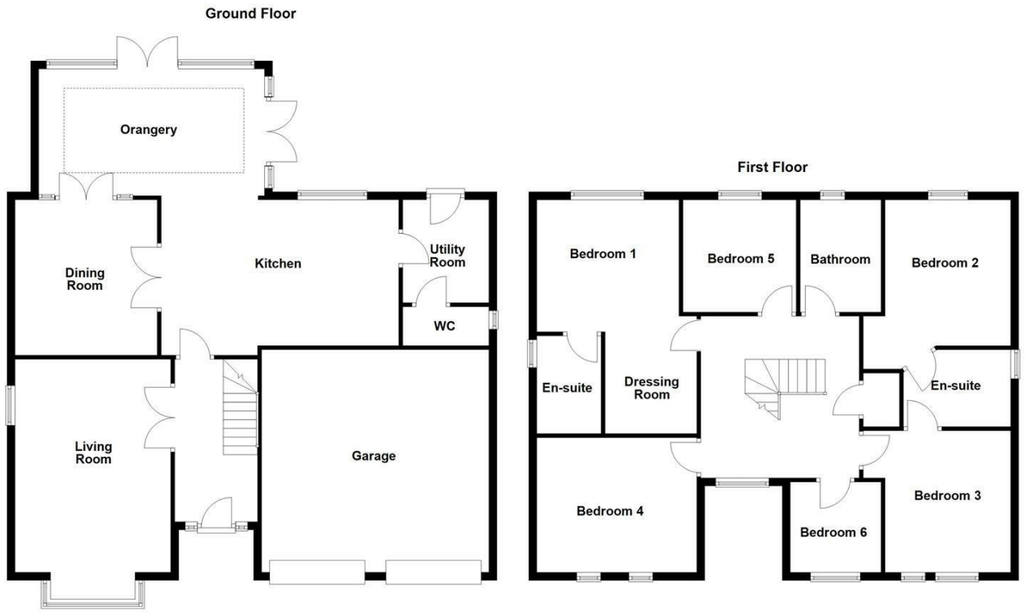
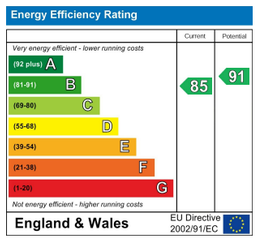


IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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

3 Willowbrook Manor, Horbury, Wakefield, WF4 5FA

For Sale Freehold Offers In The Region Of £735,000

A supremely spacious six bedroom detached family residence, finished to an excellent standard and situated within this highly regarded residential area. The property enjoys a particularly private and well landscaped rear garden, complemented by a stylish orangery that opens onto a generous tiled patio, ideal for outdoor entertaining.

Benefitting from gas fired central heating and sealed unit double glazed windows, this comfortable and well presented home is entered via a welcoming central reception hall. Double doors lead through to a spacious living room featuring a square bay window to the front elevation. To the rear is a separate formal dining room with double doors opening into the orangery, which takes full advantage of the attractive and private garden outlook. The impressive open plan living kitchen is fitted to a high standard with granite worktops and a range of integrated appliances, and flows seamlessly into a separate utility room and a downstairs w.c. To the first floor, the principal bedroom overlooks the rear garden and benefits from a dressing area with ample wardrobe space and a well appointed en suite shower room. The second and third double bedrooms share a further en suite shower room, while three additional bedrooms are served by the stylish family bathroom.

Externally, the property is approached via a double width driveway providing ample off road parking and leading to an integral double garage. The front garden is neatly maintained with steps rising to the main entrance. To the rear, the beautifully landscaped garden has been arranged over three tiers, featuring a tiled patio seating area directly adjoining the house, steps up to a lawn, and a further raised lawn with an additional patio area beyond.

The property is ideally located within this sought after residential area on the fringe of Horbury town centre, offering easy access to a wide range of local shops, highly regarded schools and recreational facilities. A broader range of amenities can be found in Wakefield city centre, which also benefits from a mainline railway station and excellent access to the national motorway network.

ACCOMMODATION

RECEPTION HALL
13'5" x 6'10" (maximum) (4.1m x 2.1m (maximum))
The property is entered via a panelled and half glazed entrance door with glazed side screens, opening into a spacious reception hall. The hall features polished ceramic tiled flooring, stairs leading to the first floor and a central heating radiator.

LIVING ROOM
17'8" x 12'9" (5.4m x 3.9m)
A bright and generously proportioned space, enjoying a square bay window to the front elevation along with an additional window to the side and a double central heating radiator.

DINING ROOM
12'9" x 11'9" (3.9m x 3.6m)
French doors leading through to the kitchen, as well as a further set of French doors with side screens opening into the orangery and a central heating radiator.

KITCHEN
19'8" x 12'9" (6.0m x 3.9m)
A large and impressive space, fitted with a wide range of contemporary cream fronted wall and base units with dark granite worktops and matching upstands. Integrated appliances include a stainless steel Zanussi range-style cooker with five ring gas hob, stainless steel splashback and extractor hood, integrated espresso machine, microwave, fridge freezer, dishwasher, wine cooler, and a kick-space heater. A continuation of the high gloss ceramic tiled flooring, a central heating radiator and an archway through to the orangery.

ORANGERY
18'8" x 10'5" (5.7m x 3.2m)
A stunning addition, featuring a glazed roof that maximises natural light and provides pleasant views over the rear garden. Wood effect flooring, two electric wall heaters and French doors opening out onto the tiled patio.

UTILITY ROOM
8'6" x 7'2" (2.6m x 2.2m)
An external door to the rear, a central heating radiator, and continuation of the ceramic tiled flooring. There is a further range of cupboards with granite worktops, along with space and plumbing for a washing machine and additional space for an under counter fridge/freezer.

W.C.
6'10" x 3'3" (2.1m x 1.0m)
Finished to a high standard and features a frosted window to the side, part tiled walls, a central heating radiator and a modern two piece white and chrome suite comprising a low suite w.c. and wall mounted wash basin.

FIRST FLOOR LANDING
13'1" x 13'1" (4.0m x 4.0m)
A spacious landing provides access to the bedrooms. The landing benefits from windows to the front elevation, a central heating radiator, loft access via a fold-down ladder, and a built-in linen cupboard housing the insulated pressurised hot water cylinder.

BEDROOM ONE
11'9" x 11'1" (3.6m x 3.4m)
The principal bedroom is positioned to the rear of the property and features a wide window overlooking the back garden, a central heating radiator and open access to the adjoining dressing area.

DRESSING ROOM
8'2" x 7'6" (2.5m x 2.3m)
Fitted with triple and double wardrobes, each with mirrored sliding doors.

EN SUITE SHOWER ROOM/W.C.
8'2" x 5'2" (2.5m x 1.6m)
Finished to a high standard, with tiled walls and flooring. It is fitted with a three piece white and chrome suite comprising a wide shower cubicle with glazed screen, wash basin, and low suite w.c. A frosted window to the side, extractor fan and central heating radiator.

BEDROOM TWO
11'9" x 10'9" (3.6m x 3.3m)
A generous double room overlooking the rear garden and features a central heating radiator along with an extensive range of fitted wardrobes, including five units, three of which have mirrored doors, and a matching dressing table. A door provides access to the adjoining en suite.

EN SUITE (BEDROOMS TWO & THREE)
9'2" x 6'2" (2.8m x 1.9m)
The en suite is accessed from both bedrooms two and three and features tiled walls and flooring. It is fitted with a three piece white and chrome suite comprising a wide shower cubicle with thermostatic shower and glazed screen, pedestal wash basin, and low suite w.c.. A frosted window to the side, extractor fan and central heating radiator.

BEDROOM THREE
11'9" x 10'5" (3.6m x 3.2m)
Two windows to the front elevation, a central heating radiator and a fitted double wardrobe with sliding doors.

BEDROOM FOUR
12'9" x 11'1" (3.9m x 3.4m)
Two windows to the front elevation and a central heating radiator.

BEDROOM FIVE
9'6" x 9'2" (2.9m x 2.8m)
Overlooks the rear garden and includes a central heating radiator along with two fitted wardrobes and a matching desk/dressing table.

BEDROOM SIX
7'6" x 7'2" (2.3m x 2.2m)
A window to the front elevation and a central heating radiator.

HOUSE BATHROOM/W.C.
9'2" x 6'10" (2.8m x 2.1m)
Fitted with a four piece white and chrome suite comprising a panelled bath, separate corner shower cubicle with thermostatic shower and glazed screens, pedestal wash basin, and low suite w.c. Fully tiled to the walls and floor and benefits from a frosted window to the rear, extractor fan and central heating radiator.

OUTSIDE
Externally, to the front, the property is approached via a double width driveway providing ample off street parking and access to the double integral garage. A lawned area with steps leads up to the front door, complemented by an attractive specimen tree. The rear garden enjoys an excellent degree of privacy and features a broad tiled patio with railway sleepers and steps leading up to a generous level lawn. Beyond this is a further patio seating area, with additional steps leading up to a higher lawned section enjoying far reaching views back across the property.

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

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.