Richard Kendall Estate Agent

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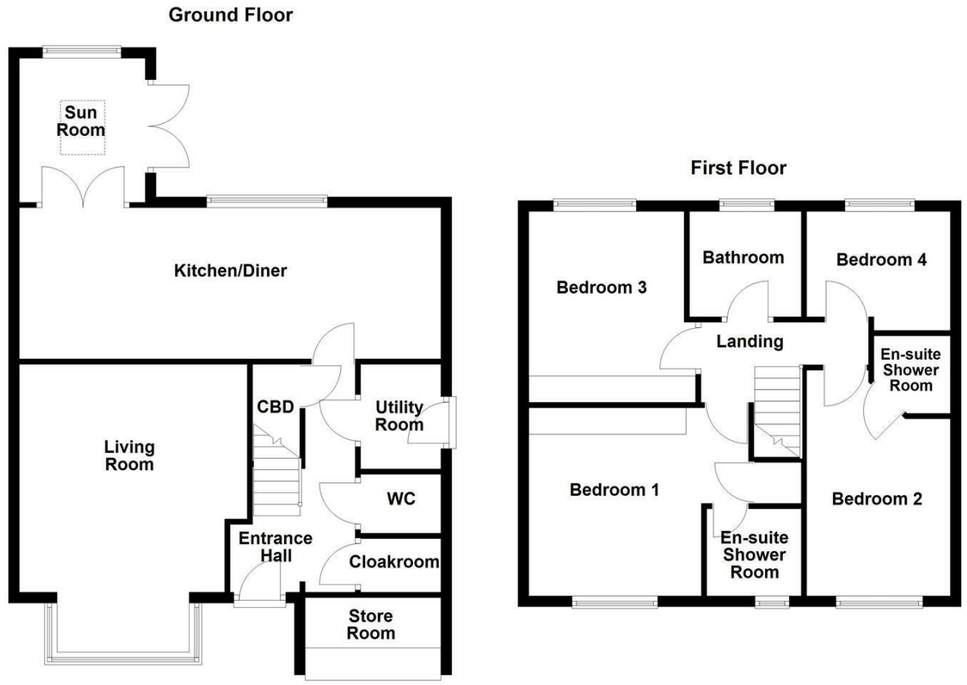


2 Knave Close, Horbury, Wakefield, WF4 5RE

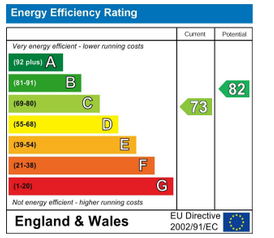
For Sale Freehold £425,000

Enjoying a tucked away position on this modern and attractive development is this impressive four bedroom detached family home, finished to a high standard throughout and benefitting from ample off road parking provided by a resin double driveway.

An entrance hall with limestone tiled flooring and a staircase featuring a glass balustrade and solid wood handrail sets the tone for the quality within. The hallway provides access to a spacious living room with bay window and feature fireplace, a built in cloak cupboard, a downstairs w.c., a modern utility room and understairs storage. The heart of the home is a generous kitchen diner fitted with corian work surfaces, a breakfast bar and a range of integrated appliances. French doors open into a bright sun room overlooking the landscaped rear garden, with a pitched sloping ceiling and Velux style windows enhancing the natural light. To the first floor, the landing leads to four well proportioned bedrooms. Bedrooms one and two both benefit from modern en suite shower rooms, with the remaining bedrooms served by a contemporary three piece house bathroom. Externally, to the front there is a resin double driveway providing off road parking, a recessed porch with chrome up and down lighting, and an electric roller door giving access to a converted garage, now used as a useful store room. A paved pathway and timber gate lead to the rear garden, which has been attractively landscaped to include a lawn, paved patio areas and several composite decked seating areas ideal for outdoor dining. A timber double summer house with front facing doors sits within the garden, which is fully enclosed by panelled fencing and also benefits from an outside water supply and external lighting.

The property is within walking distance of local amenities and well regarded schools in the sought after village of Horbury. Regular bus routes run to and from Wakefield city centre, and the M1 motorway is only a short distance away, ideal for commuters.

A quality family home in a desirable location. 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
Limestone tiled floor, glass balustrade staircase with solid wood handrail leading to the first floor, inset spotlights and solid oak doors leading to the principal ground floor rooms.

LIVING ROOM
12'0" (min) x 13'4" (max) x 13'4" (3.68m (min) x 4.08m (max) x 4.07m)
Walk in bay window with double glazing to the front elevation, central heating radiator and wall mounted electric fire.

CLOAKROOM
4'10" x 3'2" (1.49m x 0.98m)
Limestone tiled floor.

W.C.
4'10" x 3'7" (1.49m x 1.10m)
Fully tiled limestone floor, half tiled walls, low flush w.c., wash basin set into high gloss vanity unit, chrome ladder style radiator and inset spotlights.

UTILITY ROOM
6'4" x 4'11" (1.95m x 1.50m)
Work surface with upstand, plumbing for washing machine, space for dryer, limestone tiled floor, double glazed door and boiler housed within cupboard.

KITCHEN/DINER
9'2" x 25'7" (2.80m x 7.81m)
Shaker style wall and base units, integrated Neff appliances, Bosch dishwasher, space for American style fridge freezer, breakfast bar seating area, double glazed window and French doors to the sun room.

SUN ROOM
8'9" x 7'7" (2.67m x 2.33m)
Limestone tiled floor, pitched ceiling with spotlights, double glazed windows and French doors to the garden.

FIRST FLOOR LANDING
Loft access and solid oak doors leading to four bedrooms and the house bathroom.

BEDROOM ONE
13'4" (max) x 10'5" (min) x 11'5" (4.07m (max) x 3.19m (min) x 3.48m)
Double glazed window to the front elevation, mirrored wardrobes, airing cupboard and access to en suite.

EN SUITE SHOWER ROOM/W.C.
5'8" x 5'2" (1.75m x 1.58m)
Low flush w.c., vanity wash basin, shower cubicle with rain shower, tiled walls and frosted window to the front elevation.

BEDROOM TWO
13'7" (max) x 10'9" (min) x 8'9" (4.15m (max) x 3.29m (min) x 2.68m)
Double glazed window to the front elevation and access to en suite.

EN SUITE SHOWER ROOM/W.C.
4'5" x 4'9" (1.35m x 1.47m)
Low flush w.c., curved corner shower cubicle, vanity wash basin and tiled walls.

BEDROOM THREE
10'0" (max) x 9'5" (min) x 11'4" (3.06m (max) x 2.89m (min) x 3.46m)
Fitted wardrobes and double glazed window to the rear elevation.

BEDROOM FOUR
6'3" (min) x 7'2" (max) x 8'8" (1.91m (min) x 2.20m (max) x 2.66m)
Double glazed window to the rear elevation.

BATHROOM/W.C.
6'9" x 6'4" (2.07m x 1.95m)
Three piece suite comprising pedestal wash basin with mixer tap and vanity mirror, low flush w.c. and panelled bath with glass shower screen with mixer shower over. UPVC double glazed window to the rear elevation, fully tiled walls and floor.

OUTSIDE
Double resin driveway to the front leading to converted garage store. Enclosed rear garden with paved patio, lawn, composite decking and timber summer house.

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.