

Total area: approx. 781.2 sq. feet

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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.



WAKEFIELD | **OSSETT** | **HORBURY**
01924 291 294 | 01924 266 555 | 01924 260 022

NORMANTON | **PONTEFRACT & CASTLEFORD**
01924 899 870 | 01977 798 844



7 Sunroyd Hill, Horbury, Wakefield, WF4 6NE

For Sale Freehold £210,000

An extended and well presented mature three bedroom end terraced property with a pleasant front aspect view of Horbury Park and benefitting from gas central heating and ready to move into accommodation throughout.

The accommodation briefly comprises an entrance hall, a comfortable living room and a modern fitted kitchen which opens into an extended sitting/dining area, creating a versatile and spacious living environment. To the first floor, the landing provides access to three bedrooms and a contemporary fitted house bathroom. Externally, to the front is a driveway providing driveway for two vehicles. To the rear is a generous enclosed garden with paved patio area, lawned garden with central pathway and a timber shed.

Situated within the popular residential area of Horbury, the property is ideally located close to a range of local amenities including shops, schools and transport links, with the property overlooking Horbury Park.

This attractive family home is presented in ready to move into condition and an early viewing is highly recommended to fully appreciate all that is on offer.



ACCOMMODATION

ENTRANCE HALL

UPVC double glazed front entrance door leading into the entrance hall with central heating radiator and radiator cover, stairs with handrail to the first floor landing and door through to the living room.

LIVING ROOM

11'9" x 15'0" [3.60m x 4.58m]

Coving to the ceiling, two wall lights, living flame gas fire with marble hearth and decorative surround, and UPVC double glazed box window to the front. Doors leading to the cloaks cupboard and kitchen.



CLOAKS CUPBOARD

UPVC double glazed frosted window to the side, central heating radiator and lighting, with understairs storage.

KITCHEN

7'9" x 14'9" [2.38m x 4.51m]

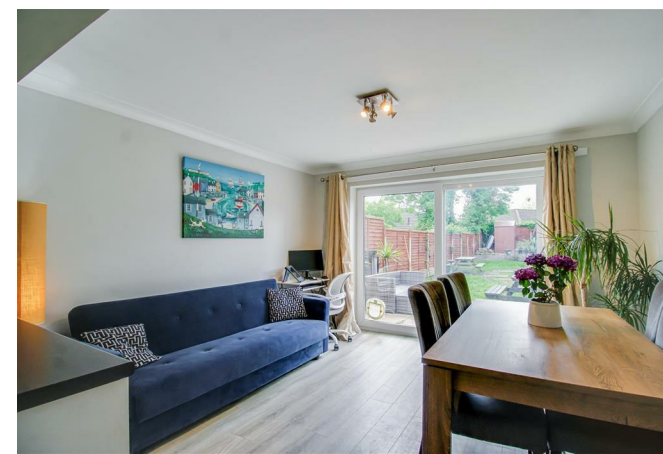
Fitted with a range of wall and base units with work surfaces and tiled splashbacks. Sink and drainer with mixer tap, integrated oven and grill, four ring ceramic hob with extractor above, plumbing for washing machine and slimline dishwasher, space for fridge freezer, built in wine rack and display units with lighting. Laminate flooring and boiler housed within a cupboard. Archway leading to the dining area.



SITTING/DINING ROOM

10'9" x 12'2" [3.30m x 3.71m]

Laminate flooring, central heating radiator, coving to the ceiling and UPVC double glazed sliding patio doors leading to the rear garden.



FIRST FLOOR LANDING

UPVC double glazed window to the side, loft access with ladder and doors leading to three bedrooms and the bathroom.

BEDROOM ONE

8'9" x 11'6" [2.69m x 3.52m]

UPVC double glazed box window to the front and central heating radiator.



BEDROOM TWO

7'7" x 11'5" [2.32m x 3.48m]

UPVC double glazed window to the rear and central heating radiator.



BEDROOM THREE

7'10" x 6'10" [2.41m x 2.09m]

UPVC double glazed window to the rear, central heating radiator and ceiling fan.

BATHROOM/W.C.

6'3" x 5'11" [1.92m x 1.82m]

Fitted with a panel bath with mixer tap and electric shower over, low flush WC with concealed system and wash basin set into vanity units. Fully tiled walls and floor, ladder style radiator, inset spotlights and UPVC double glazed frosted window to the front.



OUTSIDE

To the front, there is a paved double driveway providing off road parking for two vehicles, along with a covered porch and EV charging point. A pathway with planted borders leads to a side gate accessing the rear garden. To the rear, the garden is larger than average and thoughtfully arranged with a paved patio seating area, lawn with central pathway, slate features and a further patio area to the rear. There is also a timber shed, planted borders, outside lighting and the garden is fully enclosed, offering a private space ideal for outdoor dining and entertaining.



COUNCIL TAX BAND

The council tax band for this property is B.

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.