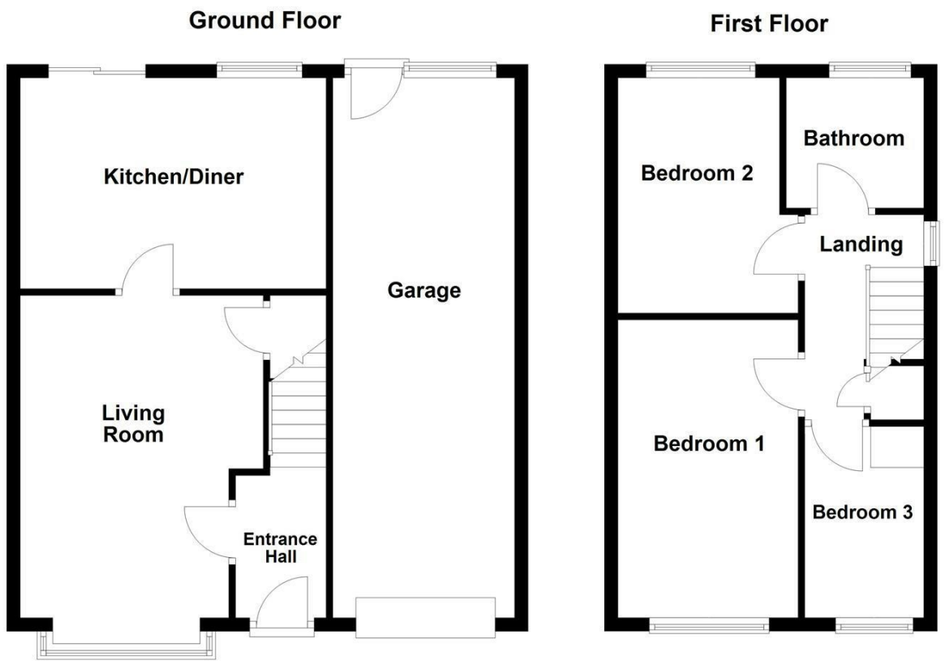


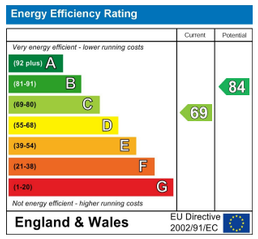


IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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

# 79 The Sycamores, Horbury, West Yorkshire, WF4 5QG

## For Sale Freehold £280,000

Beautifully presented throughout, this spacious three bedroom detached family home offers generous living accommodation, ample off road parking, and an impressive full length tandem garage, making it a property not to be missed.

The ground floor comprises a welcoming entrance hall with stairs to the first floor and access to the light and airy living room, which leads through to understairs storage and a modern kitchen diner with access to the rear garden. To the first floor, the landing provides loft access and doors leading to three well proportioned bedrooms and the family bathroom. Externally, the front of the property features a concrete driveway providing off road parking for multiple vehicles and leading to the attached tandem garage with an electric roller door, power, light, and a rear access door. The rear garden is elevated and predominantly laid to lawn, incorporating concrete and decked patio areas, ideal for outdoor dining and entertaining, and enclosed by high walls and timber fencing for added privacy.

Situated in the sought after area of Horbury, the property is perfectly located for a range of buyers, particularly growing families, with local shops, schools, and amenities all within walking distance. Nearby towns such as Dewsbury and Wakefield offer a wider range of facilities, including train stations with direct links to Leeds, Manchester, and London, while the M1 motorway is only a short drive away for those commuting further afield.

This superb home must be viewed internally to be fully appreciated, an early viewing is highly recommended to avoid disappointment.

## ACCOMMODATION

### ENTRANCE HALL
A composite front door, a central heating radiator, stairs leading to the first floor landing and a door through to the living room.

### LIVING ROOM
A box UPVC double glazed window to the front elevation, central heating radiator and access to an understairs storage cupboard. A door leads through to the kitchen diner.

### KITCHEN/DINER
14'11" x 10'4" (4.55m x 3.15m)
A UPVC double glazed window to the rear elevation and a set of UPVC double glazed sliding doors leading out to the rear garden. There is also a central heating radiator. The kitchen itself offers a range of wall and base shaker style units with laminate work surfaces over, a composite sink with mixer tap, and a four ring gas hob with stainless steel extractor and glass splashback. An integrated oven, slimline dishwasher, integrated washing machine, and the Worcester combi boiler housed within a wall unit.

### FIRST FLOOR LANDING
Loft access, a UPVC double-glazed window to the side elevation, an overstairs storage cupboard and doors to all bedrooms and the house bathroom.

### BEDROOM ONE
14'6" x 8'9" (4.42m x 2.68m)
A central heating radiator, UPVC double glazed window to the front elevation, coving to the ceiling and a range of fitted wardrobes and storage units.

### BEDROOM TWO
11'6" x 8'9" (3.52m x 2.68m)
A UPVC double glazed window overlooking the rear garden and a central heating radiator.

### BEDROOM THREE
5'10" x 9'5" (1.80m x 2.88m)
A central heating radiator and UPVC double glazed window to the front elevation.

### BATHROOM/W.C.
A frosted UPVC double glazed window to the rear elevation, a chrome heated towel radiator and a low flush w.c. A wash basin built into a vanity storage unit with mixer tap, and a P-shaped bath with mixer tap, main fed overhead shower and handheld attachment with glass shower screen.

### OUTSIDE
To the front of the property, the garden is low maintenance, consisting mainly of a concrete driveway providing off road parking for up to four vehicles. This leads to the front door and single attached garage, with timber fencing and double gates providing access to the rear. The rear garden is mainly laid to lawn, incorporating concrete seating areas and a raised decking area, ideal for outdoor dining and entertaining. The garden is fully enclosed by walls and timber fencing, with high boundary walls for added privacy.

### GARAGE
An electric roller door, power and lighting, a rear access door and a single pane UPVC window to the rear elevation.

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

### 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.