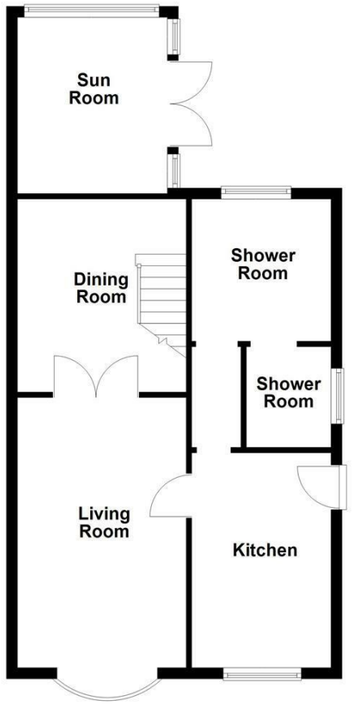
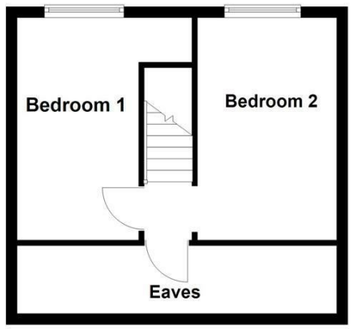
WAKEFIELD 01924 291 294 | OSSETT 01924 266 555 | HORBURY 01924 260 022
NORMANTON 01924 899 870 | PONTEFRACT & CASTLEFORD 01977 798 844

Ground Floor



First Floor



2 Horncastle View, Havercroft, Wakefield, WF4 2EQ

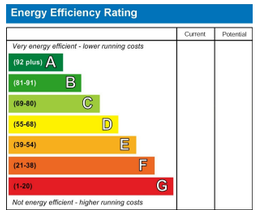
For Sale Freehold £190,000

Proudly introduced to the market is this two bedroom semi detached dormer bungalow offering spacious and versatile accommodation, the property features two double bedrooms, two shower rooms, and three reception rooms, making it an ideal purchase for those looking to downsize or find their forever home.

The accommodation briefly comprises an entrance via the side elevation leading into a modern kitchen fitted with a range of integral appliances, quartz work surfaces, and contemporary units. The ground floor also benefits from two shower rooms, a spacious living room with an electric fireplace, and double doors opening into the dining room. The dining room provides access to the first floor staircase and further double doors leading into the sun room, which is fitted with feature windows and ceiling spotlights, creating a bright and inviting living space. To the first floor, there are two well proportioned double bedrooms, both complemented by eaves storage. The fully boarded loft space houses the Baxi combination boiler and offers additional storage potential. Externally, the property features a driveway providing off street parking for one car, a detached garage, and a low maintenance front garden. To the rear, there is a paved patio seating area, a lawned section, and enclosed boundaries with timber fencing, offering a private and secure outdoor space.

Situated within walking distance of local shops, amenities, and public transport links, this charming home is offered to the market with no onward chain and vacant possession.

The property further benefits include UPVC double glazing and gas central heating throughout. While offering immediate comfort, the property also presents scope for modernisation to suit individual taste. An internal viewing is highly recommended to fully appreciate the space and potential this lovely property has to offer.



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

KITCHEN
12'11" x 8'2" (3.94m x 2.51m)
UPVC front entrance door. A range of wall and base units with a quartz work surface over and tiled splash back. An integrated fridge/freezer, space and plumbing for a cooker and washing machine, a composite sink with mixer tap and drainer. Pull-out extractor fan, linoleum flooring, central heating radiator, UPVC double glazed windows to the front elevation and internal doors providing access to both the shower room and the living room.

SHOWER ROOM/W.C.
8'3" x 8'5" (2.54m x 2.57m)
Fitted with a combination unit comprising a wash basin with hot and cold taps and w.c, as well as storage cupboards and a shower enclosure with mixer shower. A UPVC double glazed window to the rear elevation, linoleum flooring, central heating radiator and full tiled. An opening leads through to an additional shower room.

SHOWER ROOM/W.C.
5'10" x 5'0" (1.80m x 1.54m)
A corner shower unit with electric shower attachment, low flush w.c. and a pedestal wash basin with mixer tap. A central heating radiator, linoleum flooring and a frosted UPVC double glazed window to the side elevation.

LIVING ROOM
17'3" x 10'1" (5.26m x 3.08m)
Carpet flooring, two central heating radiators and a feature fireplace with decorative surround. A UPVC double glazed window to the front elevation and a set of double doors opening into the dining room.

DINING ROOM
10'2" x 11'11" (3.12m x 3.64m)
Carpet flooring, central heating radiator and double doors leading into the sun room. A staircase provides access to the first floor landing.

SUN ROOM
10'6" x 8'10" (3.22m x 2.70m)
Two central heating radiators, carpet flooring and double glazed UPVC windows surrounding the space. A velux ceiling window, ceiling spotlights, solid roof construction and UPVC patio doors open out to the rear garden.

FIRST FLOOR LANDING
Provides access to two bedrooms and the eaves storage for the property.

BEDROOM ONE
13'5" x 6'7" (4.09m x 2.03m)
Central heating radiator, double glazed UPVC window to the rear elevation, carpet flooring and over stairs storage cupboard housing the combination boiler.

BEDROOM TWO
13'3" x 8'4" (4.05m x 2.55m)
Carpet flooring, central heating radiator and a UPVC double glazed window to the rear elevation.

OUTSIDE
A block paved driveway leading up to a detached garage with a manual up and over door. The front garden features raised sleepers, gravelled areas, and artificial turf with a block paved pathway leading up to a timber gate providing access to the side elevation and side entrance. To the rear, the garden includes a flagged patio area ideal for outdoor seating and dining, leading onto a laid-to-lawn area with mature planting and borders.

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 Wakefield 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.