



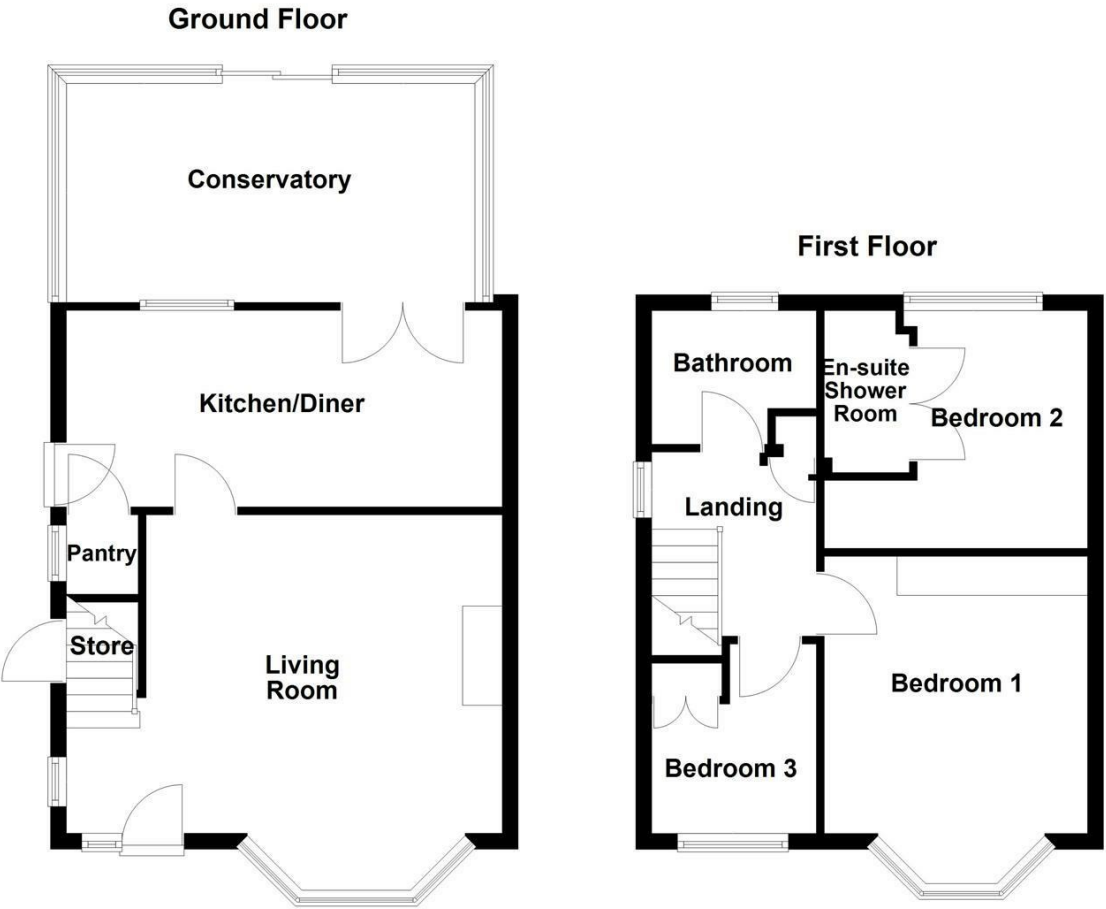
WAKEFIELD
01924 291 294

OSSETT
01924 266 555

HORBURY
01924 260 022

NORMANTON
01924 899 870

PONTEFRACT & CASTLEFORD
01977 798 844

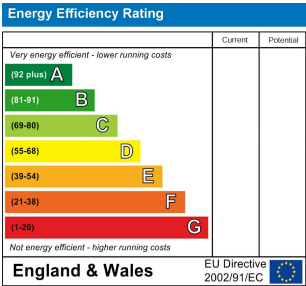


IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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



25 Dovecote Lane, Horbury, Wakefield, WF4 6DJ

For Sale Freehold £235,000

Situated in the sought after town of Horbury sits this spacious three bedroom semi detached house enjoying a substantial plot with large driveway with lift for disabled access, garage and lawned gardens to the front and rear.

The property briefly comprises of the living room, kitchen/diner with lift room to bedroom two and spacious rear conservatory. The first floor landing leads to three bedrooms (bedroom two with en suite shower room) and bathroom. Outside, at the front, there is an attractive lawned garden alongside a spacious driveway offering generous off road parking and turning space, leading to a detached single garage with double timber doors. A timber gate beside the garage opens to a paved area featuring a greenhouse. To the rear, is a lawned garden bordered by shrubs and a timber shed.

The property is sits in the popular Town of Horbury and is well placed for local amenities including shops and schools with many local bus routes nearby and good access to motorway network perfect for those travelling further afield.

Only a full internal inspection will reveal all that's on offer at this quality home and an early viewing comes highly recommended.



ACCOMMODATION

LIVING ROOM

13'1" x 14'10" [min] x 18'1" [max] [4.01m x 4.53m [min] x 5.53m [max]]
UPVC double glazed front entrance door with frosted side panels, coving to the ceiling, stairs to the first floor landing, UPVC single glazed frosted window to the side, UPVC double glazed bay window to the front, electric fire on a tiled hearth with tiled decorative surround. Door providing access into the kitchen/diner.



KITCHEN/DINER

8'1" x 18'0" [2.48m x 5.51m]
Range of wall and base units with laminate work surface over, stainless steel sink and drainer. UPVC double glazed window and a set of UPVC double glazed French doors leading into the conservatory, timber side entrance door, dado rail, coving to the ceiling and door providing access into the pantry cupboard with fixed shelving. Built in lift leading to the bedroom two.

CONSERVATORY

9'0" x 16'10" [2.75m x 5.15m]
UPVC single glazed floor to ceiling windows with pitched glass roof and sliding patio doors to the rear garden.



FIRST FLOOR LANDING

UPVC double glazed window overlooking the side elevation, airing cupboard, and doors to three bedrooms and bathroom.

BATHROOM/W.C.

5'6" [max] x 4'0" [min] x 6'9" [1.69m [max] x 1.24m [min] x 2.07m]
Panelled bath, pedestal wash basin and low flush w.c. Coving to the ceiling and UPVC double glazed frosted window overlooking the rear elevation.



BEDROOM ONE

11'0" x 11'5" [min] x 13'10" [max] [3.37m x 3.49m [min] x 4.22m [max]]
UPVC double glazed bay window overlooking the front aspect, coving to the ceiling, a range of fitted drawers and double wardrobe.



BEDROOM TWO

11'0" [max] x 7'0" [min] x 10'0" [3.35m [max] x 2.13m [min] x 3.05m]
UPVC double glazed window overlooking the rear elevation, built in lift to the kitchen/diner and double doors providing access into the en suite shower room.



EN SUITE SHOWER ROOM/W.C.

3'3" x 5'10" [1.0m x 1.79m]
Walk in wet room style shower comprising concealed cistern low flush w.c., wall hung wash basin, electric shower and extractor fan.



BEDROOM THREE

8'1" [max] x 5'5" [min] x 6'9" [2.47m [max] x 1.67m [min] x 2.07m]
A range of base units with laminate work surface, UPVC double glazed window overlooking the front elevation, coving to the ceiling and double doored built in wardrobe.

OUTSIDE

To the front is a pleasant lawned garden and large driveway providing ample off road parking and turning space leading to the single detached garage with double timber doors. A timber gate to the side of the garage provides access to a paved area with greenhouse. To the rear is a lawned garden with bushes bordering and timber shed.



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.