



WAKEFIELD
01924 291 294

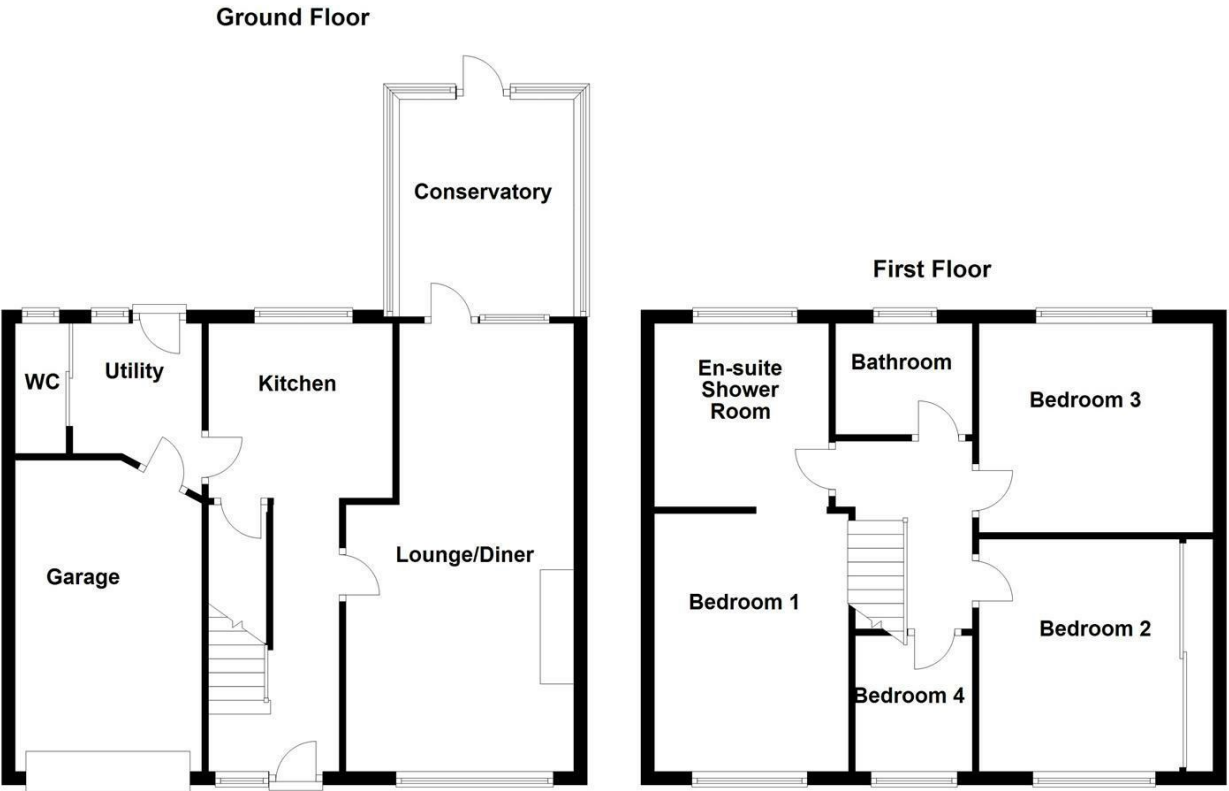
OSSETT
01924 266 555

HORBURY
01924 260 022

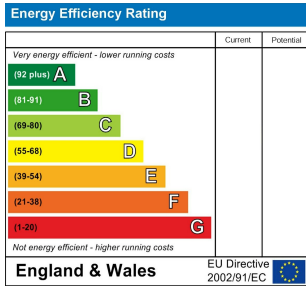
NORMANTON
01924 899 870

PONTEFRACT
01977 798 844

CASTLEFORD
01977 808 210



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 www.mortgagesolutionsofwakefield.co.uk
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 339572,
Pontefract & Castleford office 01977 798844 or 07776458351,
Ossett & Horbury offices 01924 266555
and Normanton office 01924 899870.
Alternatively email vince@mortgagesolutionsofwakefield.co.uk or chris@mortgagesolutionsofwakefield.co.uk

*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.

31 Reid Park Avenue, Horbury, Wakefield, WF4 5PA
For Sale Freehold Offers Over £295,000

Set in the residential part of the ever popular area of Horbury is this extended four bedroom semi detached home offering good sized and well presented accommodation that would make an ideal family home.

The accommodation is set over two floors and the ground floor briefly comprises of entrance hall, spacious light and airy lounge/diner, fitted kitchen with utility area, conservatory, w.c. and integral single garage. To the first floor there are four good sized bedrooms, bedroom one boasting a spacious en suite shower room. which can also be used as a dressing room. As well as the house bathroom/w.c. Externally to the front of the property there is a resin driveway providing ample off street parking for several vehicles. Whilst to the rear there is a low maintenance enclosed garden.

Horbury plays host to a range of amenities including shops, restaurants and well regarded local schools. It is also well placed for easy access to the M1 motorway network for those wishing to commute further afield, as well as being a short drive away from Wakefield city centre.



ACCOMMODATION

ENTRANCE HALL

Stairs to the first floor, two central heating radiators and doors leading through to the kitchen, lounge and useful under stairs storage cupboard.

KITCHEN

82' x 85' [2.50m x 2.59m]
Range of fitted wall and base units with complementary laminate work surface over incorporating stainless steel sink and drainer unit, space for a freestanding cooker and space for under counter fridge. Full tiled walls, wood effect vinyl flooring, UPVC double glazed window to the rear, useful under stairs pantry with shelving with electric meter housed here. Door to utility area.

UTILITY

63' x 64' [including cupboard] [1.91m x 1.95m [including cupboard]]
UPVC double glazed window to the rear and UPVC door leading out to the rear. Worktop space with plumbing and space for a washer/dryer below, quality wood effect vinyl flooring and sliding door leading through to the downstairs w.c.

W.C.

64' x 26' [1.94m x 0.78m]
Low flush w.c., pedestal wash hand basin with tiled surround, central heating radiator, wood effect flooring and UPVC double glazed frosted window to the rear.

GARAGE

93' x 150' [2.83m x 4.59m]
Roller shutter door. Combination central heating boiler is housed within the garage.

LOUNGE/DINER

21'10" [max] x 11'1" [max] into recess [6.67m [max] x 3.40m [max] into recess]
UPVC double glazed window to the front, UPVC double glazed window to the side and door leading to the conservatory at the rear. Two central heating radiators and feature wall mounted electric fire.



CONSERVATORY

106' x 710' [3.21m x 2.40m]
Of UPVC double glazed construction with windows to both sides and UPVC double glazed door to the rear. Tiled flooring and air conditioning unit.



FIRST FLOOR LANDING

Doors to four bedrooms and house bathroom/w.c. Loft hatch for access to partially boarded loft.

BEDROOM ONE

12'8" x 92' [3.88m x 2.80m]
UPVC double glazed window to the front and central heating radiator.



EN SUITE SHOWER ROOM

91' x 89' [2.79m x 2.68m]
UPVC double glazed window to the rear, carpeted flooring and central heating radiator. Larger than average corner shower unit with glazed sliding screen door, tiled surround and electric shower inset.



BEDROOM TWO

114' x 110' [including wardrobes] [3.46m x 3.37m [including wardrobes]]
UPVC double glazed window to the front and central heating radiator.



BEDROOM THREE

102' x 111' [3.10m x 3.38m]
UPVC double glazed window to the rear, useful built in storage cupboard and central heating radiator.

BEDROOM FOUR

610' x 79' [max] into recess including bulkhead [2.09m x 2.37m [max] into recess including bulkhead]
UPVC double glazed window to the front, central heating radiator and useful built in shelving.

BATHROOM/W.C.

69' x 55' [2.06m x 1.67m]
White three piece suite comprising panelled bath, vanity wash hand basin unit and chrome mixer tap, low flush w.c. and fully tiled walls. Quality vinyl floor, central heating radiator and UPVC double glazed frosted window to the rear.



OUTSIDE

To the front of the property there is a generous resin driveway providing ample off street parking, leading to the integral single garage. Low maintenance graveled garden area with mature shrubs and walled boundaries. To the rear there is a low maintenance enclosed garden offering a good degree of privacy with paved patio seating areas and a range of mature shrubs and trees with fence and hedge boundary.



WHY SHOULD YOU LIVE HERE?

What our vendor says about their property:
"I have lived at the property for 52 years and they have been the best years of my life."

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.