



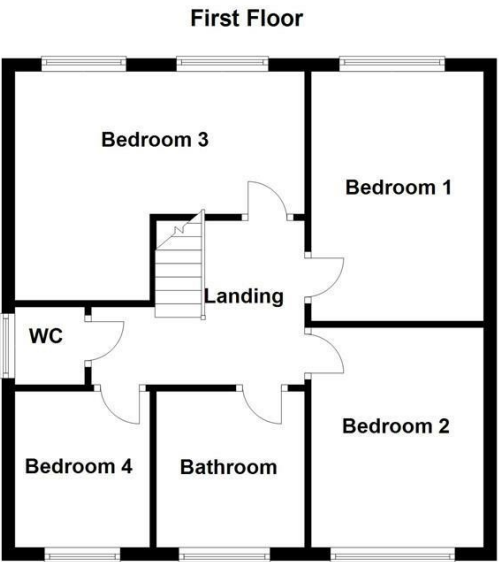
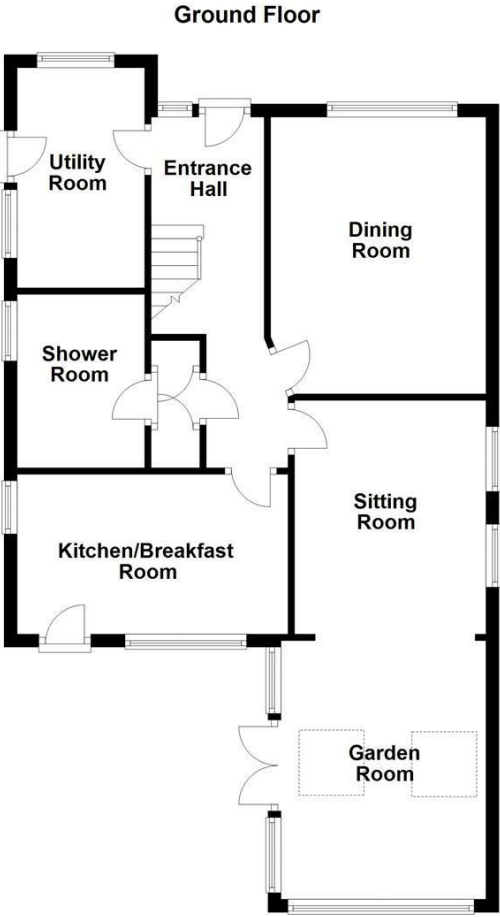
WAKEFIELD  
01924 291 294

OSSETT  
01924 266 555

HORBURY  
01924 260 022

NORMANTON  
01924 899 870

PONTEFRACT & CASTLEFORD  
01977 798 844

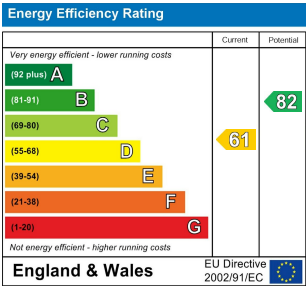


**IMPORTANT NOTE TO PURCHASERS**  
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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



## 5 Westfield Court, Horbury, Wakefield, WF4 6EU

### For Sale Freehold £475,000

Deceptive from the main roadside is this superbly appointed and extended four bedroom detached family home benefitting from UPVC double glazing and gas central heating.

The property fully comprises of entrance hall, utility room, dining room, sitting room, garden room, extended kitchen/breakfast room and downstairs shower room. The first floor landing leads to four bedrooms (three of which are doubles) and modern house bathroom with separate w.c. Outside, block paved driveway to the front providing off street parking. To the rear is an attractive enclosed lawned garden with plants, trees and shrubs bordering incorporating flagged patio.

Situated in a popular part of Horbury the property is well placed to local amenities including shops and schools with local bus routes nearby. There is good access to the motorway network for those looking to travel further afield.

A fantastic home which deserves an early viewing to fully appreciate the accommodation on offer and to avoid disappointment.





#### ACCOMMODATION

##### ENTRANCE HALL

Composite entrance door with frosted side window panel, radiator, stairs to the first floor landing, recess ceiling spotlights, doors to the utility room, kitchen/breakfast room, dining room, sitting room and inner lobby.

##### INNER LOBBY

Doors to cloaks, understairs storage and shower room.

##### UTILITY ROOM

6'8" x 11'3" [2.05m x 3.44m]

UPVC double glazed window to the front, frosted window and door to the rear. Modern fitted wall and base units with work surface over incorporating stainless steel sink and drainer, space for condensing dryer, plumbing for a washing machine, space for fridge and freezer. Recess ceiling spotlights and wood effect floor.

##### SHOWER ROOM/W.C.

6'9" x 7'1" [2.06m x 2.18m]

Low flush w.c. concealed, wash basin over drawers and base units, corner shower cubicle with electric shower, tiled effect floor, heated chrome towel radiator, recess ceiling spotlights and UPVC double glazed frosted window to the side.



##### DINING ROOM

13'1" x 11'0" (max) [3.99m x 3.36m (max)]

UPVC double glazed window to the front, radiator, coving to the ceiling, electric fire with marble back, hearth and modern surround.

##### KITCHEN/BREAKFAST ROOM

14'11" x 8'6" [4.56m x 2.60m]

Range of modern fitted soft close wall and base units with wood block work surface over incorporating sink and drainer with mixer taps, five ring stainless steel gas hob with filter hood above. Integrated oven and grill, integrated dishwasher, integrated full height fridge, radiator, tiled effect floor and the boiler is housed in here. UPVC double glazed windows to the rear and side, coving to the ceiling, recess ceiling spotlights and tiled splash back. Composite door to the rear.

##### SITTING ROOM

10'0" x 11'11" [3.05m x 3.65m]

Feature cotemporary electric fire, two UPVC double glazed frosted windows to the side, recess ceiling spotlights and coving to the ceiling. Squared archway into the garden room.



##### GARDEN ROOM

13'3" x 10'4" (max) [4.04m x 3.17m (max)]

UPVC double glazed windows to the side and French doors to the rear, radiator, recess ceiling spotlights and two double glazed with secondary glazing velux timber framed windows.



##### FIRST FLOOR LANDING

Recess ceiling spotlights, coving to the ceiling, doors to the bathroom, separate w.c. and four bedrooms.

##### BEDROOM ONE

12'11" x 10'2" [3.96m x 3.12m]

UPVC double glazed window to the front, coving to the ceiling, radiator and fitted wardrobes to two sides of the wall.



##### BEDROOM TWO

12'0" x 10'1" [3.66m x 3.08m]

UPVC double glazed window to the rear, radiator, coving to the ceiling and fitted wardrobes to one side of the wall.



##### BEDROOM THREE

15'1" (max) x 6'11" (min) x 12'10" (max) [4.61m (max) x 2.13m (min) x 3.92m (max)]

Two UPVC double glazed windows to the front and two radiators.

##### BEDROOM FOUR

7'0" x 9'0" [2.14m x 2.76m]

UPVC double glazed window to the rear, radiator, coving to the ceiling and fitted double wardrobe to one side of the wall.

##### BATHROOM

8'11" x 6'11" [2.73m x 2.11m]

Wall hung wash basin, panelled bath with shower cubicle with mixer shower, fully tiled walls, UPVC double glazed frosted window to the rear, tiled effect floor, recess ceiling spotlights and heated chrome towel radiator.



##### W.C.

Low flush w.c., wash basin with tiled splash back, tiled effect floor, UPVC double glazed frosted window to the side and coving to the ceiling.

##### OUTSIDE

To the front is a low maintenance block paved garden with plants and shrubs bordering which can provide off street parking and small lawned garden area. To the rear is an attractive lawned garden with plants, trees and shrubs bordering incorporating flagged patio area and feature pond.



##### COUNCIL TAX BAND

The council tax band for this property is D.

##### 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.