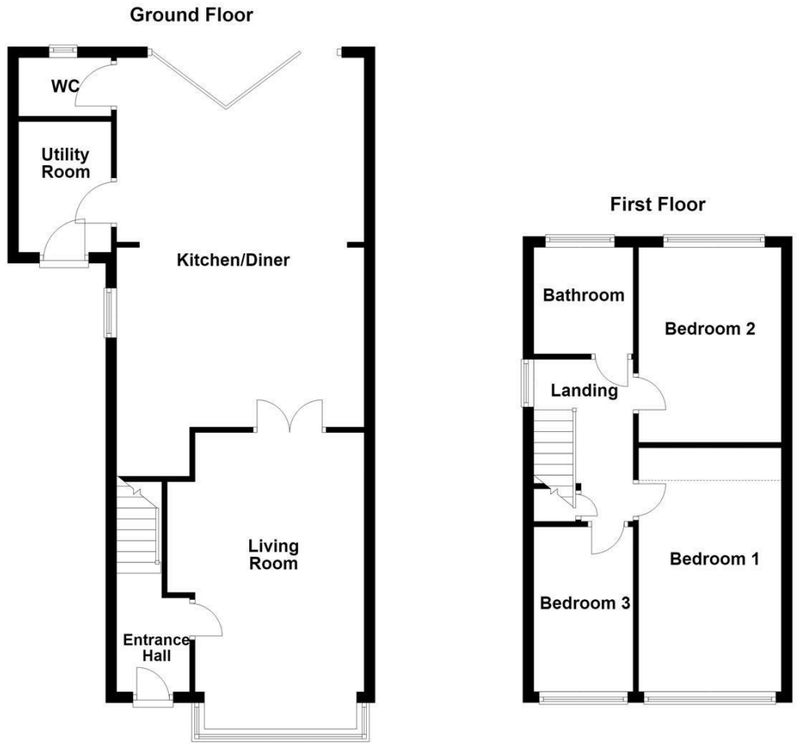
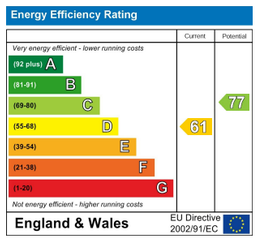




IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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



62 The Sycamores, Horbury, Wakefield, WF4 5QG

For Sale Freehold £335,000

Proudly introduced to the market is this extended three bedroom detached home, situated within the sought after area of Horbury. Beautifully presented throughout, the property offers stylish and well proportioned accommodation including three bedrooms, a contemporary bathroom and an impressive open plan kitchen, dining and living space, making it an ideal choice for young and growing families.

The accommodation briefly comprises a welcoming entrance hall leading into the spacious lounge, which features tiled flooring and a UPVC double glazed window to the front elevation. A set of double doors opens into the superb open plan kitchen, dining and living area. The kitchen is fitted with a modern range of units and integrated appliances, complemented by a central dining island. The extended living space is flooded with natural light from UPVC bay windows, rooflights and bi-folding doors, which open directly onto the rear garden. Further accommodation includes a downstairs WC and separate utility room. To the first floor are three bedrooms, including two generous doubles and a further single bedroom, together with a contemporary three piece family bathroom. The landing also provides loft access and useful overstairs storage housing the gas combination boiler. Externally, the front of the property benefits from a patterned concrete driveway providing off road parking, with access leading to the rear. The rear garden has been designed with ease of maintenance in mind and is predominantly finished with porcelain paving, creating an excellent space for outdoor dining and entertaining. The garden is fully enclosed by timber fencing and also benefits from external power points.

Horbury is a highly regarded location, particularly popular with families, with a wide range of shops, amenities and Horbury Academy within easy reach. The town also offers a good selection of pubs, cafés and restaurants, together with convenient transport links to surrounding areas.

An early viewing is highly recommended to fully appreciate the presentation, extended accommodation and convenient location this superb family home has to offer.



ACCOMMODATION

ENTRANCE HALL
Composite front entrance door leading into the entrance hall. Tiled flooring, central heating radiator, staircase providing access to the first floor landing and opening through to the lounge.

LIVING ROOM
15'6" x 11'6" (4.73m x 3.52m)
Two central heating radiators, UPVC double glazed bay window overlooking the front elevation and tiled flooring. Double oak doors provide access to the open plan kitchen, dining and sitting room.



KITCHEN/DINER
14'7" x 23'1" (4.47m x 7.05m)
Impressive open plan living space incorporating a rear extension, with UPVC double glazed bi-folding doors opening onto the rear garden and two roof lights allowing plenty of natural light into the room. Tiled flooring, spotlights to the ceiling and wall mounted central heating radiator. The kitchen is fitted with a range of wall and base units with butcher block style work surfaces over, incorporating a composite sink and drainer with mixer tap. Four ring electric hob, integrated oven, integrated fridge freezer and integrated dishwasher. A central kitchen island provides additional workspace and storage, finished with butcher block style work surfaces. UPVC double glazed window overlooking the side elevation. Access is also provided to the utility room and downstairs W.C.





UTILITY ROOM
7'8" x 5'8" (2.34m x 1.75m)
Tiled flooring, space and plumbing for a washing machine, space for a tumble dryer and space for a fridge freezer. Composite entrance door providing access to the front/driveway and spotlights to the ceiling.

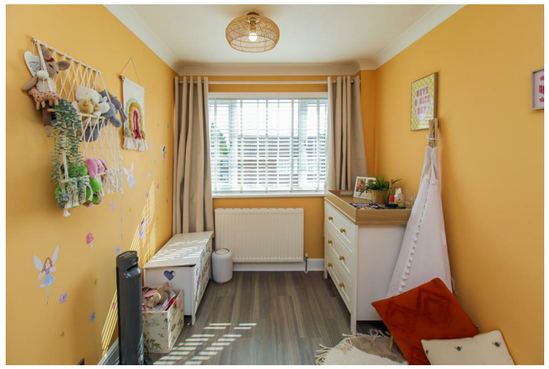
W.C.
5'5" x 2'7" (1.67m x 0.80m)
Central heating radiator, wash hand basin with mixer tap, tiled flooring and low flush W.C. Frosted UPVC double glazed window overlooking the rear elevation, extractor fan and spotlights to the ceiling.

FIRST FLOOR LANDING
Carpeted staircase and landing, UPVC double glazed window overlooking the side elevation and loft access. Doors provide access to three bedrooms and the house bathroom, together with an overstairs storage cupboard housing the gas combination boiler.

BEDROOM ONE
12'5" x 11'6" (3.80m x 3.51m)
Carpeted flooring, central heating radiator, range of fitted wardrobes and UPVC double glazed window overlooking the front elevation.



BEDROOM TWO
12'0" x 8'5" (3.68m x 2.58m)
LVT flooring, central heating radiator and UPVC double glazed window overlooking the rear elevation.



BEDROOM THREE
9'6" x 5'8" (2.91m x 1.73m)
Carpeted flooring, central heating radiator and UPVC double glazed window overlooking the front elevation.

BATHROOM/W.C.
6'9" x 6'0" (2.06m x 1.84m)
LVT flooring, chrome ladder style radiator and fitted with a low flush W.C., vanity wash basin with mixer tap and panelled bath with mixer tap, shower attachment and overhead shower. Tiling around the bath extending from floor to ceiling, spotlights to the ceiling, extractor fan and frosted UPVC double glazed window overlooking the rear elevation.



OUTSIDE
To the front of the property is a patterned concrete driveway providing off road parking for two vehicles. To the rear is a low maintenance garden finished with porcelain paving and fully enclosed by timber fencing. The garden enjoys an east facing aspect.



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 Horbury 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.