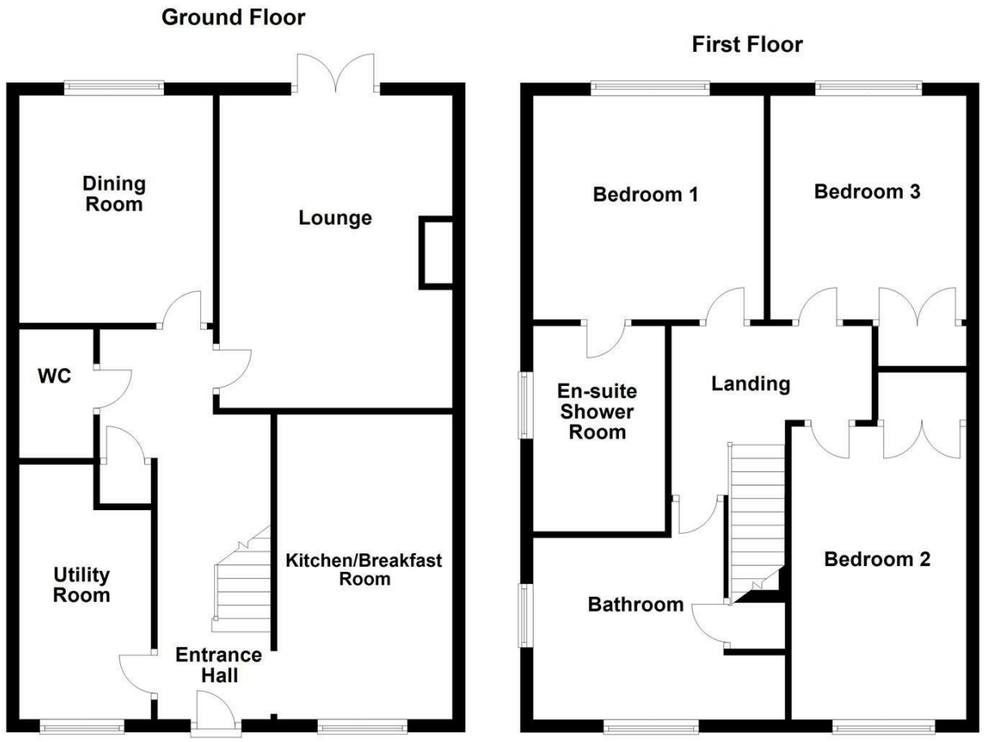
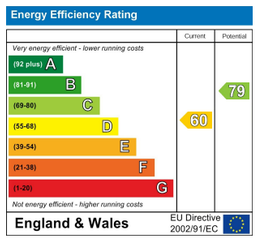


IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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

11 Horbury Road, Ossett, WF5 0BN

For Sale Freehold £365,000

Designed and built to exacting standards is this deceptively spacious and superbly appointed three double bedroom detached family home benefitting UPVC double glazing and gas central heating.

The property fully comprises entrance hall, kitchen/breakfast room, utility room, separate dining room, lounge and downstairs w.c. To the first floor there are three large double bedrooms, all with bespoke built in bedroom furniture and wardrobes, bedroom with contemporary en suite shower room/w.c. and stunning house bathroom/w.c. Outside, there is gated access to the driveway providing ample off street parking via gated access. To the rear there is an attractive south facing lawned garden incorporating stone flagged terrace patio area and well stocked with plants and shrubs bordering and has the added benefit of a detached outbuilding at the rear with half used as a workshop and half used as a bar.

Situated in a prime part of Ossett, the property is well placed to local amenities including shops and good schools, with local bus routes nearby and great access to the motorway network.

Simply a fantastic home, ideal for the growing family and truly deserves an early viewing to fully appreciate the accommodation on offer and to avoid disappointment.

ACCOMMODATION

ENTRANCE HALL
UPVC double glazed half frosted window to the side, wood flooring, dado rail, coving to the ceiling and stairs to the first floor landing. Doorway into kitchen/breakfast room, doors to utility room, separate dining room, lounge, under stairs cloaks cupboard and downstairs w.c.

W.C.
Low flush w.c., wash basin with tiled splash back. Tiled effect floor and coving to the ceiling.

KITCHEN/BREAKFAST ROOM
8'11" x 15'8" (2.74m x 4.79m)
Designed by Magnet with a range of wood wall and base units with matching work surface over incorporating 1.5 ceramic sink and drainer with mixer tap and instant hot water tap. Zanussi dishwasher, Whirlpool touch screen hob with stainless steel filter hood above, integrated fridge/freezer, AEG oven and grill, larder unit, wall plinth, under plinth lighting, display cabinets to the wall units, integrated wine cooler, splash back tiles on the walls and UPVC double glazed frosted window to the side. Further UPVC double glazed window to the front, tiled effect floor, coving to the ceiling and radiator.

UTILITY ROOM
Designed by Magnet with contemporary gloss wall and base units with work surface over incorporating stainless steel sink and drainer, drawers down the base units, plumbing for a washing machine, space for a fridge and freezer. Plumbing for a dryer, radiator, tiled effect floor and UPVC double glazed windows to the front and side. Floor standing boiler is housed within the utility room.

DINING ROOM
11'10" x 9'10" (3.63m x 3.02m)
Coving to the ceiling, wood effect laminate flooring, radiator and UPVC double glazed window to the rear.

LOUNGE
11'11" x 16'5" (3.64m x 5.02m)
Coving to the ceiling, two radiators, UPVC double glazed French doors with windows to either side. Feature electric fire with modern surround.

FIRST FLOOR LANDING
Radiator, coving to the ceiling, dado rail and loft access to boarded loft with sensor. Doors to three bedrooms and bathroom/w.c.

BEDROOM ONE
12'10" x 11'10" (3.93m x 3.61m)
Bespoke individually designed bedroom furniture incorporating fitted wardrobes, dressing table and bedside cabinets. Recess ceiling spotlights, coving to the ceiling, radiator, UPVC double glazed window to the rear. Door to contemporary en suite shower room/w.c.

EN SUITE SHOWER ROOM/W.C.
8'8" x 6'9" (2.66m x 2.07m)
Low flush w.c., wash basin with vanity units, cupboards and wall units. Feature walk in shower with rain water head and separate mixer shower attachment. Heated towel radiator and UPVC double glazed frosted window to the side.

BEDROOM TWO
13'7" x 9'1" (4.15m x 2.77m)
Quality bespoke fitted built in wardrobes and drawers, UPVC double glazed window to the rear, radiator, laminate flooring, coving to the ceiling and recess ceiling spotlights.

BEDROOM THREE
12'10" x 9'10" (3.93m x 3.02m)
Quality built in wardrobes, UPVC double glazed window to the front, radiator, coving to the ceiling and laminate flooring.

BATHROOM/W.C.
9'6" (min) x 12'8" (max) x 7'10" (2.91m (min) x 3.88m (max) x 2.41m)
Concealed low flush w.c., wash basin with plinth over base units, walk in shower with square rain water head and separate mixer shower attachment. Panelled bath with mixer taps and separate shower attachment. Radiator, heated towel radiator and UPVC double glazed frosted windows to the front and side. Recess LED ceiling spotlights and wood effect flooring. Integrated storage and shelving.

BAR
14'3" x 7'6" (4.35m x 2.29m)
UPVC double glazed windows to the front. Light and power. Bar area with wine cooler, work surface over the base units for storage.

OUTSIDE
To the front of the property there is a large driveway with ample space for off street parking. To the rear there is an attractive south facing lawned garden with plants, trees and shrubs bordering incorporating stone flagged terrace patio area, ideal for entertaining and enjoying a good degree of privacy. There is a timber framed outbuilding, one half is used as work shop storage and the other is a bar.

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.