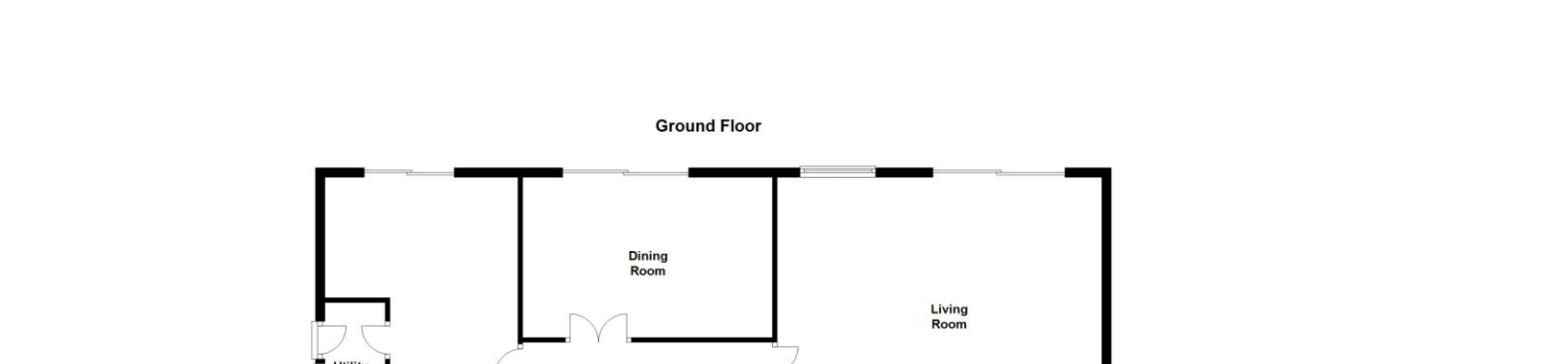
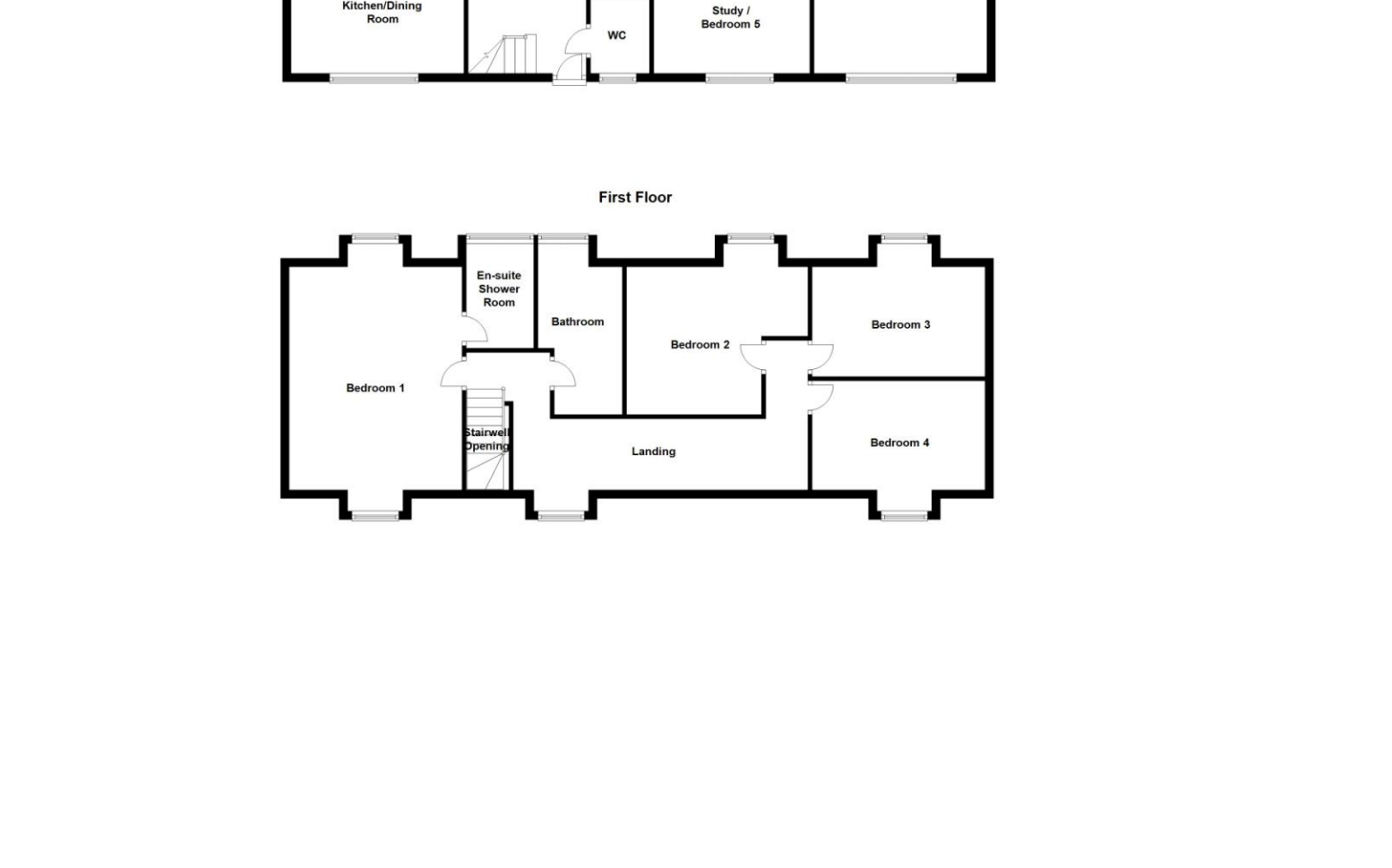




Wakefield	Pontefract	Horbury	Ossett	Normanton
01924 291294	01977 798844	01924 260022	01924 266555	01924 899870



OTHER INFORMATION

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.

In all our property sales brochures there is a 6" measurement tolerance. 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

FREE VALUATION

If you are thinking of a move then take advantage of our FREE valuation service, telephone any of our five offices for a prompt and efficient service with the knowledge that RICHARD KENDALL has been selling houses for the people of Wakefield for over 45 years and now selling and renting houses in Pontefract.

With FIVE local offices all working together to sell your home



MORTGAGES

Did you know that we have our own specialist mortgage consultants who can provide you with independent advice and information regarding your house purchase and everything it entails, from budget planning to finding the best mortgage deal available to you*. Contact Vince Hickman on 01924 339572 or contact vince@mortgagesolutionsofwakefield.co.uk or Sharon Dorsett on 01924 266555 sharon@mortgagesolutionsofwakefield.co.uk, www.mortgagesolutionsofwakefield.co.uk

*your home may be repossessed if you do not keep up repayments on your mortgage

MAILING LIST

Make sure that you keep up to date with all new properties in your price range and the particular area you have in mind and register your requirements with our office. These will be mailed to you every week.

Also the Richard Kendall House to Homes is sent to all applicants on our mailing list FREE OF CHARGE

REMEMBER WE GUARANTEE PERSONAL SERVICE WITH QUALIFIED AND EXPERIENCED STAFF IN EACH OF OUR FIVE OFFICES

24 Peel Street, Horbury, WF4 5AT (Plot 2)

For Sale Freehold £385,000

Enjoying a tucked away position is this five bedroom detached dormer bungalow boasting electric gates on the entrance to an L-shaped block paved driveway providing ample off road parking and boasts UPVC double glazing and gas central heating radiator.

The accommodation comprises of reception hall, kitchen diner, utility room, spacious L-shaped living room with sliding patio doors leading to the rear garden, separate dining room with further UPVC double glazed sliding patio doors leading out to the rear garden, cloakroom/w.c., study/bedroom five, first floor landing, four double bedrooms (master with en suite shower room/w.c.) and bathroom/w.c. Outside, to the front of the property there are electric cast iron gates opening onto the L-shaped block paved driveway providing off road parking and single detached garage with up and over door with attractive lawned garden aside. Side pathways leads to the rear. The rear has an attractive lawned garden and timber panelled fence surrounds.

Horbury is host to a good range of amenities including shops and schools, whilst daily access to Leeds and further afield can be had via the M1 motorway, which is only a short distance away. Only a full internal inspection will reveal all that is on offer at this quality home and all viewings are strictly by prior appointment only.

OPEN 7 DAYS A WEEK



ACCOMMODATION

ENTRANCE HALL

Spacious entrance hallway with a panelled entrance door and staircase to the first floor landing.

CLOAKROOM/W.C.

5' 9" x 4' 5" (1.77m x 1.35m)

Double glazed frosted window to the front elevation. Low flush w.c. and pedestal wash basin.

SITTING ROOM

21' 8" x 15' 3" (6.62m x 4.66m) plus 2.60m x 3.93m

Being L-shaped. UPVC double glazed patio doors leading into the rear garden, UPVC double glazed window to the front elevation and rear elevation. Three central heating radiators, dual opening doors from the entrance hallway.

STUDY/GROUND FLOOR BEDROOM FIVE

11' 10" x 8' 1" (3.62m x 2.47m)

UPVC double glazed window to the front elevation. Central heating radiator.

KITCHEN/DINER

23' 9" x 13' 2" max (7.26m x 4.03m)

The measurements includes the centralised utility room. The kitchen area is fitted with a range of quality modern wall and base units and includes a range of integral appliances. UPVC double glazed window to the front elevation and central heating radiator. The dining area has UPVC double glazed dual opening patio doors leading into the rear garden. Central heating radiator.

UTILITY ROOM

5' 8" x 6' 2" (1.74m x 1.89m)

Having a range of units, stainless steel sink unit and drainer. With side access door. UPVC double glazed window to the side elevation. Consumer unit and a combination condensing boiler.

DINING ROOM

17' 3" x 10' 7" (5.27m x 3.23m)

Dual opening doors from the entrance hallway, central heating radiator. UPVC double glazed sliding door leading into the rear garden.

FIRST FLOOR LANDING

Store cupboard and access to four bedrooms and the bathroom.

MASTER BEDROOM

16' 9" x 13' 3" (5.13m x 4.04m) plus walk in window

Walk in windows to the front and rear elevation, UPVC double glazed window to the front and rear elevation, central heating radiator.



EN SUITE SHOWER ROOM

5' 8" x 8' 0" (1.74m x 2.46m)

Equipped with a stylish three piece suite comprising of a low flush w.c., porcelain wash basin with chrome mixer tap on a vanity storage unit with concealed cistern. Fully tiled walls, chrome ladder style towel radiator, corner shower enclosure with thermostatic shower and a UPVC double glazed frosted window to the rear elevation.



BEDROOM TWO

11' 1" x 13' 0" (3.39m x 3.98m) narrowing to 2.93m

Walk in dormer window to the rear with UPVC double glazed window insert enjoying far reaching views, central heating radiator.



BEDROOM THREE

12' 8" x 8' 2" (3.88m x 2.50m) plus dormer

Walk in dormer to the rear elevation with UPVC double glazed window and central heating radiator enjoying far reaching views.

BEDROOM FOUR

12' 9" x 8' 2" (3.89m x 2.51m)

Walk in bay dormer to the front elevation with UPVC double glazed window insert and central heating radiator.

HOUSE BATHROOM

12' 7" x 6' 7" (3.85m x 2.01m)

Stylish four piece suite comprising of a low flush w.c., porcelain wash basin with chrome mixer tap on a vanity storage unit with cupboard space and concealed cistern, panelled bath with chrome mixer tap, separate shower enclosure with fully tiled interior and the mostatic shower. Partially tiled walls, chrome ladder style towel radiator and a UPVC double glazed frosted window to the rear elevation.



OUTSIDE

The property has gardens to the front, side and rear. With a driveway providing access to a single detached garage accessed via an electric gate.



VIEWINGS

To view please contact our Ossett office on 01924 266555 and they will only be too pleased to arrange a suitable appointment.

EPC RATING

To view the full Energy Performance Certificate please call into one of our five local offices.

LAYOUT 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.