



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.



VIEWINGS

To view please contact our Horbury office on 01924 260022 and they will be pleased to arrange a suitable appointment.

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

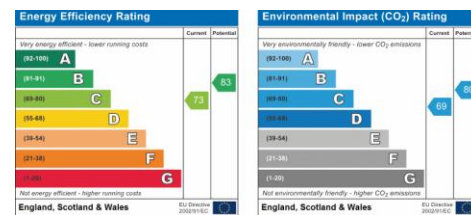
*your home may be repossessed if you do not keep up repayments on your mortgage

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 Homes and Property Magazine 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



1 Laburnum Grove, Horbury, Wakefield, WF4 6HG

For Sale Freehold £290,000

Situated in this popular part of Horbury is this well proportioned four bedroom detached family home benefiting from UPVC double glazing and gas central heating.

The accommodation fully comprises entrance hallway, downstairs w.c., spacious lounge, separate dining room/sitting room, modern fitted kitchen diner, first floor landing, four well proportioned bedrooms (bedroom three has double glazed patio doors onto a balcony area) and modern bathroom/w.c. Outside, there is attractive lawned gardens to the front and side with a driveway to the side providing off road parking leading to the brick built garage.

Horbury plays host to a range of amenities including shops and good schools. There is easy access to the motorway network ideal for the commuter wishing to work or travel further afield. In addition, there are also local bus route travelling to and from Horbury and Wakefield.

A superb family home which deserves an early viewing to fully appreciate the potential on offer and to avoid any disappointment.

OPEN 7 DAYS A WEEK



Wakefield
01924 291294

Pontefract
01977 798844

Horbury
01924 260022

Ossett
01924 266555

Normanton
01924 899870



KITCHEN DINER

11' 0" x 19' 6" (3.36m x 5.96m)

A range of wall and base units with laminate work surface over, integrated oven and five ring gas hob with wok ring, stainless steel splash back and cooker hood over. Plumbing and drainage for an automatic washing machine, 1 1/2 stainless steel sink and drainer with mixer tap, UPVC double glazed curved bay window to the front, central heating radiator and UPVC double glazed side entrance door with two frosted glass patterned inserts. Inset spotlights to the ceiling. Integrated appliances to include fridge, freezer and dishwasher. Wooden door into the integral garage.

GARAGE

11' 1" x 22' 6" (3.38m x 6.86m)

Up and over door. Fixed shelving units, carpentry bench with drawers below. Power and light. Further space for white goods.

FIRST FLOOR LANDING

UPVC double glazed frosted window to the rear elevation, doors leading to the bedrooms storage cupboard housing the condensing boiler and bathroom/w.c. Central heating radiator. Loft access.

BEDROOM ONE

11' 11" x 9' 8" (3.65m x 2.97m)

Coving to the ceiling, ceiling rose, wall display mouldings, UPVC double glazed windows to the side elevation and a central heating radiator. Two built in double wardrobes and a single wardrobe.



BEDROOM TWO

12' 0" x 9' 7" max (3.66m x 2.94m)

UPVC double glazed window to the front elevation, coving to the ceiling, ceiling rose, wall mounted wash basin.

BEDROOM THREE

9' 6" x 10' 6" (2.92m x 3.22m)

UPVC double glazed sliding patio doors leading out to the balcony patio area with fencing and enjoys breathtaking views of Horbury. Central heating radiator, coving to the ceiling.



BEDROOM FOUR

9' 9" max x 9' 1" (2.99m x 2.79m)

UPVC double glazed window to the front elevation, central heating radiator, built in double wardrobe with cupboards and drawers. Central heating radiator.

HOUSE BATHROOM/W.C.

6' 7" x 7' 5" (2.03m x 2.27m)

Three piece suite comprising panelled bath with mixer tap and shower attachment. Low flush w.c. and pedestal wash basin. Fully tiled walls, UPVC double glazed frosted window to the front elevation, tiled floor and central heating radiator.



OUTSIDE

To the front of the property there is a tarmac driveway leading to the single garage with up and over door. Paved patio area ideal for entertaining and dining purposes. A paved pathway leads to the front and side entrance doors. Attractive lawn with well manicured beds of roses and colourful plants surrounding. The lawn continues down the side of the property with well manicured borders and paved pathway.

ACCOMMODATION ENTRANCE HALL

Wooden front entrance door. Two double glazed frosted window to the side, central heating radiator, staircase leading to the first floor landing, coving to the ceiling, doors to the lounge, downstairs w.c. and sitting room. Ceiling rose.

LOUNGE

8' 8" x 19' 7" (2.66m x 5.98m)

Coving to the ceiling, plaster mouldings to the ceiling, dado rail, UPVC double glazed windows to the front and side, two central heating radiators. Living flame effect gas fire on a tiled hearth with tiled matching interior and wooden decorative surround.



DOWNSTAIRS W.C.

Low flush w.c., wall mounted wash basin with vanity units below, tiled splash back, UPVC double glazed frosted window to the rear, laminate flooring, opening through to the downstairs storage section.

DINING AREA

10' 5" x 8' 2" (3.20m x 2.49m)

Coving to the ceiling, ceiling rose, UPVC double glazed window to the front, central heating radiator, display wall mouldings, archway opening through to the snug.

SITTING ROOM

11' 1" x 10' 6" (3.38m x 3.21m)

Coving to the ceiling, wood panelling to the ceiling, central heating radiator, t.v. point, door through to the kitchen diner and two single glazed frosted windows to the side. Door into the kitchen diner.