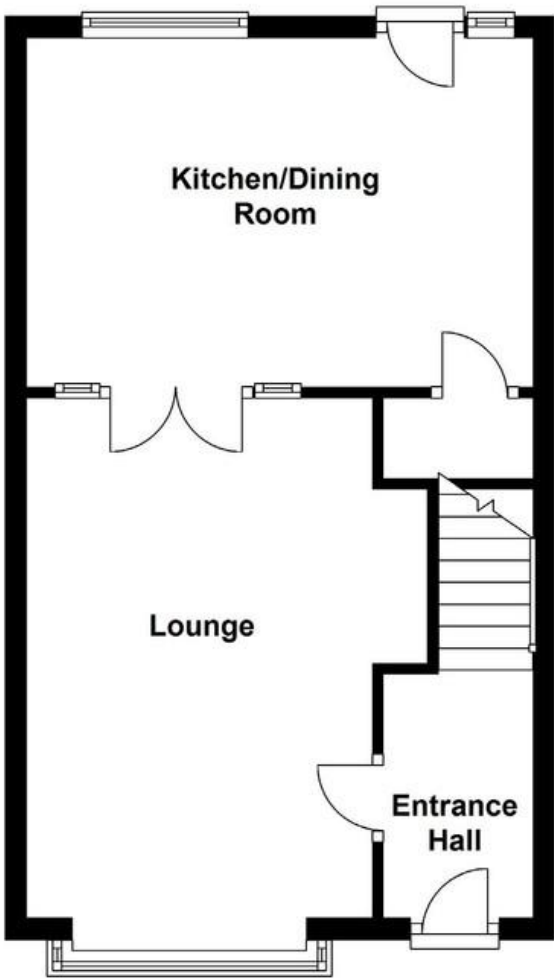
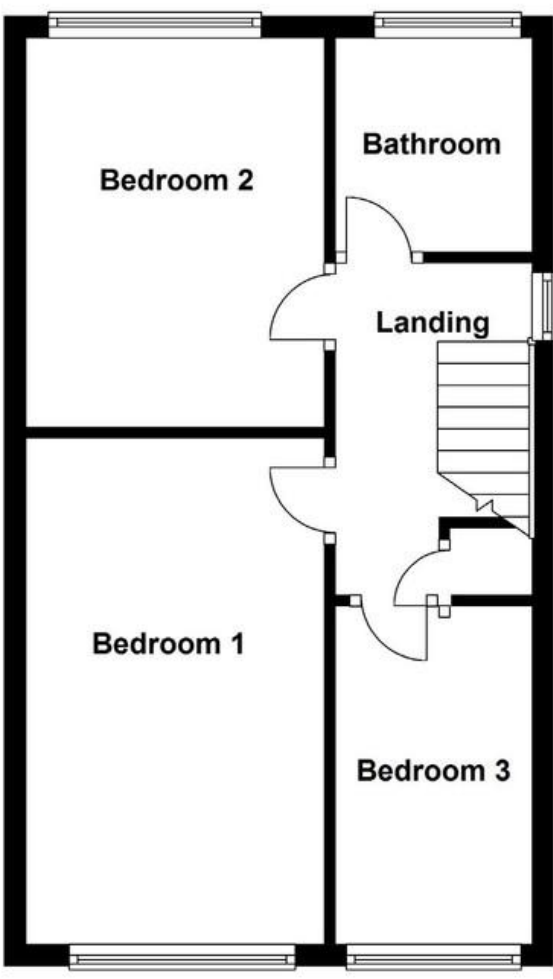




Ground Floor



First Floor



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



81 The Sycamores, Horbury, Wakefield, WF4 5QG

For Sale Freehold £178,000 REDUCED

Located in a small cul-de-sac is this three bedroom detached family home, modernised to provide an open plan kitchen/diner. The good sized family accommodation includes fitted furniture to all three bedrooms.

The accommodation comprises of entrance hall, spacious lounge with double doors leading to the open plan kitchen/diner with breakfast bar. To the first floor, the landing provides access to three bedrooms and the house bathroom/w.c. Outside, there is a lawned garden to the front with mature hedged surround and driveway to the side providing off street parking. The enclosed rear garden enjoys timber decking, lawned area, planted borders, low maintenance pebbled section and a timber store.

Horbury is host to a 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.

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.

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 Estate Agent 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

With FIVE local offices all working together to sell your home



OPEN 7 DAYS A WEEK



ACCOMMODATION

ENTRANCE HALL

UPVC front entrance door leading into the entrance hall. Central heating radiator, laminate flooring, staircase to the first floor landing and door leading into the lounge.

LOUNGE

15' 6" x 10' 4" (4.73m x 3.15m) plus recess under the stairs
UPVC double glazed window to the front, coving to the ceiling, central ceiling rose, central heating radiator and a living flame gas fire housed with a marble fire surround. Double doors leading through to the open plan kitchen/diner.

KITCHEN/DINER

14' 11" x 10' 5" (4.56m x 3.18m)
Inset spotlights, coving to the ceiling, central heating radiator, UPVC double glazed window to the rear elevation, UPVC rear entrance door leading into the rear garden and UPVC double glazed window. The kitchen is fitted with a range of attractive base and wall units with chrome handles incorporating breakfast bar area. Hotpoint integrated oven, four ring stainless steel gas hob with cooker hood above, space with plumbing and drainage for a washing machine, space for a tall fridge/freezer, tile effect flooring and under stairs storage cupboard.



FIRST FLOOR LANDING

Loft access and doors leading to three bedrooms and the house bathroom/w.c. UPVC double glazed window to the side elevation.

BEDROOM ONE

15' 1" x 8' 9" (4.61m x 2.68m)
The measurements include a range of fitted wardrobe furniture with over bed storage, matching bedside cabinets and dressing table. Central heating radiator, coving to the ceiling and UPVC double glazed window to the front elevation.



BEDROOM TWO

11' 7" x 8' 9" (3.55m x 2.69m)
The measurements include a range of fitted wardrobe furniture. Central heating radiator, coving to the ceiling and UPVC double glazed window to the rear elevation.

BEDROOM THREE

9' 11" x 5' 11" (3.04m x 1.82m)
Fitted single cabin bed with storage under. Built in wardrobe over the bulkhead, over bed storage cupboards, central heating radiator, coving to the ceiling and UPVC double glazed window to the front elevation.

HOUSE BATHROOM/W.C.

5' 10" x 6' 4" (1.80m x 1.95m)
Three piece white suite comprising of a low flush w.c, pedestal wash basin and panelled bath with shower attachment. Central heating radiator, tile effect flooring, fully tiled walls and UPVC double glazed frosted window to the rear elevation.



OUTSIDE

There is a lawned garden to the front with mature hedged surround and driveway to the side providing off street parking. The enclosed rear garden with raised timber decked section, lawned garden, planted borders, low maintenance pebbled section and a timber store.



DIRECTIONS

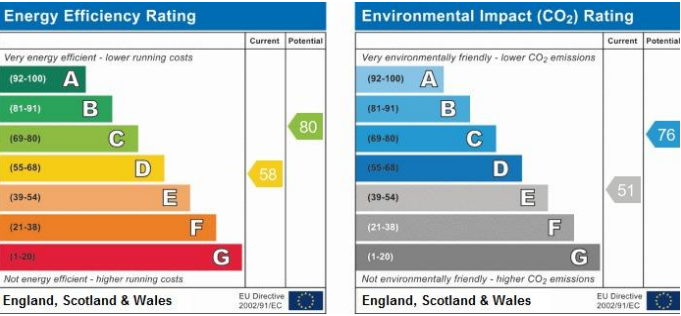
From our directions on Cluntergate, turn right onto Northfield Lane which becomes Southfield Lane, turn left onto Daw Lane, third left onto The Sycamores and follow the bend around to the right taking the first left where the property will be found indicated by our for sale board on the left hand side.

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 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.