



**UTILITY ROOM**

10'10" x 4'9" (3.32m x 1.45m)

Fitted with white fronted base units with laminated work surface, plumbing and drainage for a washing machine, stainless steel sink, central heating radiator and doors through to the attached garage and downstairs w.c.

**DOWNSTAIRS W.C./CLOAKROOM**

4'9" x 6'3" (1.46m x 1.93m)

Two piece white suite comprising of a low flush w.c. and pedestal wash basin. UPVC double glazed frosted window to the front elevation.

**ATTACHED GARAGE**

13'6" x 17'9" (4.13m x 5.42m)

Generously sized with power and light. Up and over door to the front, Air-heat source boiler/hot water storage tank.

**FIRST FLOOR LANDING**

Two Velux windows to the rear, inset spotlights and exposed beams. Doors leading to two bedrooms and the shower-room/w.c.

**BEDROOM ONE**

12'3" x 11'6" (3.74m x 3.52m)

Inset spotlights, exposed beams, central heating radiator and UPVC double glazed window to the front elevation.



**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 traveling 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

**BEDROOM TWO**

8'6" x 11'7" (2.60m x 3.55m) max

Inset spotlights, exposed beams, central heating radiator and UPVC double glazed window to the front elevation.

**SHOWER-ROOM/W.C.**

8'0" x 5'7" (2.44m x 1.71m)

Inset spotlights, exposed beams, Velux window, extractor vent and three piece white suite comprising of a low flush w.c. with concealed cistern, porcelain wash basin in a combined vanity unit with downlit mirror and large tiled corner shower enclosure with sliding doors and Grohe mixer shower. Wall mounted unit with vanity mirror and lighting, part tiled walls and central heating radiator.

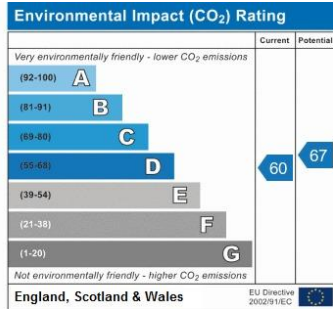
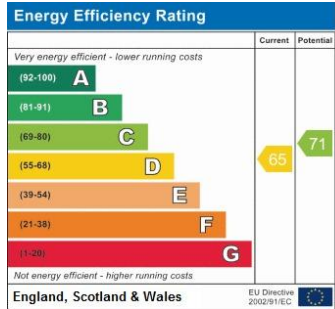
**VIEWINGS**

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

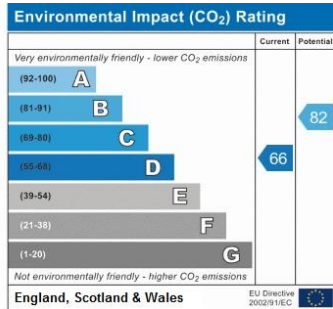
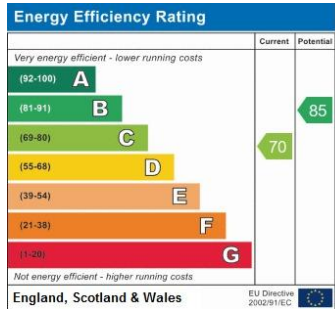
**EPC RATING**

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

**Main House**



**Annex**



**LAYOUT PLANS**

These floor plans are available to view online at [www.richardkendall.co.uk](http://www.richardkendall.co.uk).

**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

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**Azareel House & Cottage, 109 Westfield Road, Horbury, Wakefield, WF4 6EJ**

**For Sale Freehold £440,000 REDUCED & P/X CONSIDERED**

TWO detached properties offering superb and deceptive accommodation with versatile living accommodation.

DETACHED MAIN RESIDENCE with extended accommodation comprising of entrance hall, lounge with bay window, open plan kitchen/diner with opening off into the family room. Utility room/rear entrance and ground floor w.c. The first floor landing provides access to four bedrooms the master having a large en-suite shower room in addition to the elegant house bathroom/w.c. with further separate w.c. The second bedroom has a useful walk-in-wardrobe.

DETACHED ANNEX which offers larger than average accommodation comprising of lounge with staircase to the first floor, kitchen/diner, utility area with ground floor w.c. and access to the garage. The first floor has two well proportioned bedrooms with exposed beams and a separate shower room.

Outside a large block paved driveway accessed via wrought iron gates provides ample off street parking/secure children's play area, timber decked entertaining area and lawn section.

Situated in the popular village of Horbury, highly regarded by families and offering luxury accommodation with a tucked away detached two storey annex to the rear. Both dwellings have been stylishly updated and extended offering an abundance of space which will only be revealed by a completed appraisal to appreciate all that is on offer.

Horbury itself is a host to a great range of amenities including shops and schools, whilst daily access to Leeds and further afield can be obtained by the M1 motorway which is only a short distance away.



**OPEN 7 DAYS A WEEK**





#### MAIN HOUSE ACCOMMODATION ENTRANCE HALLWAY

Front composite entrance door with sunlight above leading into the bright and spacious entrance hallway. Original cornice to the ceiling, traditional open spindle staircase with runner/chrome stair-rods to the first floor, central heating radiator, laminate floor covering and doors leading into the lounge and kitchen/diner.

#### LOUNGE

12'11" x 11'9" (3.96m x 3.59m)

Original ceiling rose, cornice, frieze and picture rail, two wall light points, central heating radiator, high skirting, laminate floor covering, UPVC double glazed walk-in bay window to the front and a feature fireplace on a granite hearth with cast iron and tiled interior and attractive wooden surround.



#### KITCHEN/DINER

18'3" x 11'11" (5.58m x 3.64m) max

Modern white high gloss fitted base and wall units, eye-level double oven, integrated dishwasher, 1 1/2 stainless steel sink and drainer, integrated fridge/freezer, four ring ceramic hob with cooker hood above housed in a central matching island unit, granite effect laminate work surface, contemporary wall hung radiator, laminate floor covering, inset spotlights, coving to the ceiling, bi-folding door to an under stairs storage area housing the central heating boiler and door leading into the utility room. Opening off into the family room.



#### UTILITY ROOM

7'8" x 7'8" (2.34m x 2.35m) max (L-shaped)

White fronted wall units with chrome handles and laminated work surface with spaces for under counter appliances which includes plumbing and drainage for a washing machine. Central heating radiator, laminate floor covering, UPVC double glazed windows to the rear elevation and UPVC double glazed rear entrance door. Door through to the downstairs w.c.

#### DOWNSTAIRS W.C.

4'7" x 2'10" (1.41m x 0.87m)

Low flush w.c. and contemporary ceramic wash basin on a laminated granite effect work surface. Wall mounted light fitting and UPVC double glazed frosted window to the side elevation.

#### FAMILY ROOM

10'7" x 8'3" (3.23m x 2.54m)

Coving to the ceiling, white UPVC double glazed French doors to the rear elevation with glazed side screens allowing plenty of natural light into the room, laminate floor covering and central heating radiator.

#### FIRST FLOOR LANDING

A spacious landing with coving to the ceiling, loft access points, white fronted fitted storage cupboard and doors leading to four bedrooms and the house bathroom/w.c. and a further separate w.c.

#### BEDROOM ONE

11'5" x 12'0" (3.50m x 3.66m)

Coving to the ceiling, central heating radiator, UPVC double glazed window to the rear elevation and door leading to a spacious en suite shower room/w.c.



#### EN SUITE SHOWER ROOM/W.C.

8'10" x 6'3" (2.70m x 1.93m)

Three piece modern white suite comprising of a low flush w.c., porcelain wash basin on a vanity storage unit and large corner shower enclosure with mixer shower and glazed sliding doors. Part tiled walls, central heating radiator, coving to the ceiling, and UPVC double glazed frosted window to the rear elevation.

#### BEDROOM TWO

14'4" x 9'1" (4.39m x 2.79m) plus walk in area

Inset spotlights, coving to the ceiling, central heating radiator and UPVC double glazed window to the front elevation. A bi-folding door provides access into a large walk-in wardrobe area.

#### WALK-IN WARDROBE

7'8" x 5'3" (2.34m x 1.62m)

A range of fitted furniture including shelving, rail space and drawer storage. Coving to the ceiling and inset spotlights to the ceiling.

#### BEDROOM THREE

13'0" x 10'9" (3.98m x 3.28m)

Coving to the ceiling, central heating radiator and UPVC double glazed window to the front elevation.

#### BEDROOM FOUR/STUDY

7'1" x 6'5" (2.18m x 1.98m) plus walk-in area

Coving to the ceiling, UPVC double glazed window to the front elevation and central heating radiator.

#### HOUSE BATHROOM/W.C.

7'4" x 10'10" (2.25m x 3.31m)

Spacious house bathroom with a quality fitted four piece white suite comprising of a pedestal wash basin, low flush w.c., large curved panelled bath and spacious shower enclosure with Mira mixer shower. Inset spotlights to the ceiling, coving to the ceiling, fully tiled walls, chrome ladder style towel radiator and UPVC double glazed frosted window to the rear elevation.



#### SEPARATE W.C.

3'4" x 7'5" (1.03m x 2.28m)

Two piece white suite comprising of a low flush w.c. and pedestal wash basin. Central heating radiator, part tiled walls and fully tiled floor. Extractor vent, coving to the ceiling and UPVC double glazed frosted window to the rear elevation.

#### OUTSIDE

To the front, the property has a stone low level wall surrounding the border, low maintenance gravelled section and a block paved driveway providing off street parking leading through a car port and wrought iron double gates to a large block paved courtyard to the rear of the house. There is a timber decked entertaining area with brick built barbecue, planted borders and a pleasant lawned section. To the far end of the courtyard there is a detached brick built annex.

#### ANNEX ACCOMMODATION



#### LOUNGE

14'7" x 14'0" (4.46m x 4.28m)

UPVC double doors leading into the lounge. Staircase to the first floor landing, wall hung electric fire with stainless steel insert and pebbled feature, three wall light points, inset spotlights to the ceiling and central heating radiator. Door through to the kitchen/diner.



#### KITCHEN/DINER

10'0" x 14'6" (3.07m x 4.42m)

UPVC double door to the front elevation. Quality fitted kitchen with a range of base and wall units with chrome handles and laminate work surface over. 1 1/2 stainless steel sink and drainer, integrated slimline dishwasher, four ring ceramic induction hob with extractor hood above, eye-level double oven, integrated fridge/freezer, kickspace heater and door through to the utility room.