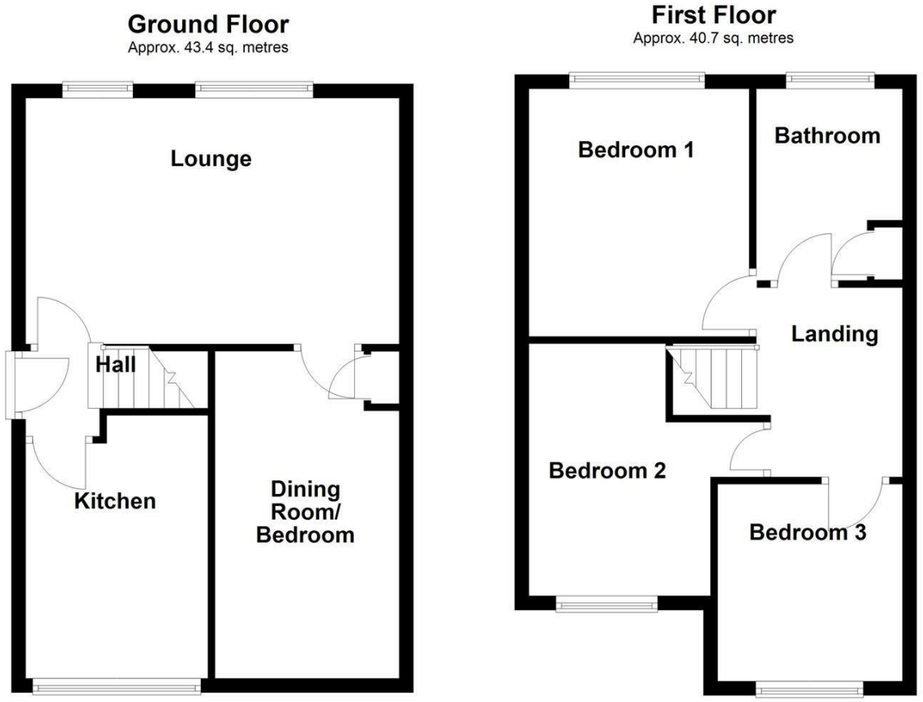


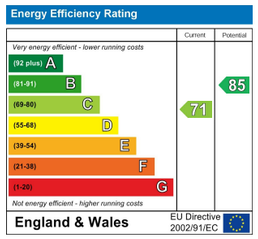
Total area: approx. 84.1 sq. metres

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
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 291294,
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



3 Elm Mews, Horbury, Wakefield, WF4 5HB

For Sale Freehold Offers Over £250,000

Offered for sale with no onward chain and vacant possession is this well presented three bedroom detached property, tucked away within a cul de sac location close to the heart of Horbury town centre. The property offers versatile accommodation, driveway parking and low maintenance gardens.

The accommodation briefly comprises an entrance hall leading into a living room, which opens through to a dining room, along with a fitted kitchen. To the first floor, the landing provides access to three bedrooms and a family bathroom. Externally, the property benefits from driveway parking to the front. To the rear, there is a low maintenance garden incorporating patio and decked seating areas along with artificial lawn, ideal for outdoor dining and entertaining.

The property is ideally located within walking distance of Horbury town centre, offering a range of local amenities including shops and bus routes. The property would be particularly well suited to a young family, with Horbury's nursery, primary and secondary schools all within a short walk, making it an ideal location for families with children of varying ages.

Presented in ready to move into condition and available with no onward chain, this property would make a fantastic family home. An early viewing is highly recommended.



ACCOMMODATION

ENTRANCE HALL
UPVC entrance door leading into the main hallway with access to the lounge, kitchen and stairs to the first floor landing.

KITCHEN
12'2" x 8'5" (3.73m x 2.58m)
Fitted with a range of wall and base units with laminate work surfaces, integrated gas hob, oven and cooker hood, stainless steel sink and drainer, plumbing for a washing machine, space for a dryer and fridge freezer, central heating radiator and tiled splashbacks. UPVC double glazed window to the front elevation.

LOUNGE
17'3" x 11'5" (5.28m x 3.48m)
UPVC double glazed windows to the rear elevation, central heating radiator and wood effect laminate flooring with skirting. Door leading through to the converted garage.



CONVERTED GARAGE/DINING ROOM
15'0" x 8'2" (4.58m x 2.51m)
Versatile space which is suitable for a variety of uses. UPVC double glazed window to the front, central heating radiator, laminate flooring and built in storage cupboard housing the boiler.



FIRST FLOOR LANDING
Central heating radiator, loft access and doors to bedrooms and the family bathroom.

BEDROOM ONE
11'5" x 10'2" (3.49m x 3.12m)
UPVC double glazed window to the rear elevation and central heating radiator.



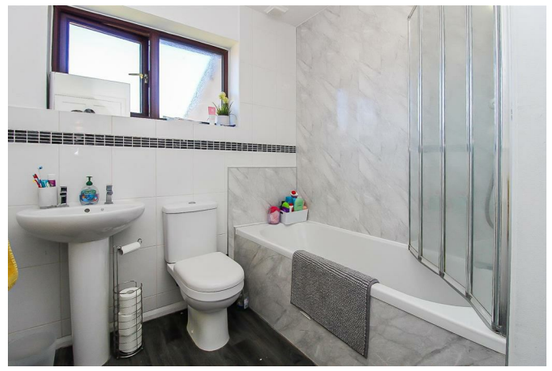
BEDROOM TWO
11'8" x 8'5" (3.57m x 2.57m)
UPVC double glazed window to the front elevation and central heating radiator.



BEDROOM THREE
8'11" x 8'7" (2.74m x 2.63m)
UPVC double glazed window to the front elevation, central heating radiator and carpeted flooring.



BATHROOM/W.C.
8'10" x 6'4" (2.71m x 1.94m)
Fitted with a three piece suite comprising panel bath with wall mounted shower over, wash basin and W.C., central heating radiator, built in storage cupboard and frosted UPVC double glazed window to the rear.



OUTSIDE
To the rear is a patio seating area with corner decked seating, artificial lawn and planted borders. Access down both sides of the property, one for bin storage and the other leading to the front where there is driveway parking for one to two vehicles.



COUNCIL TAX BAND
The council tax band for this property is C.

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.