



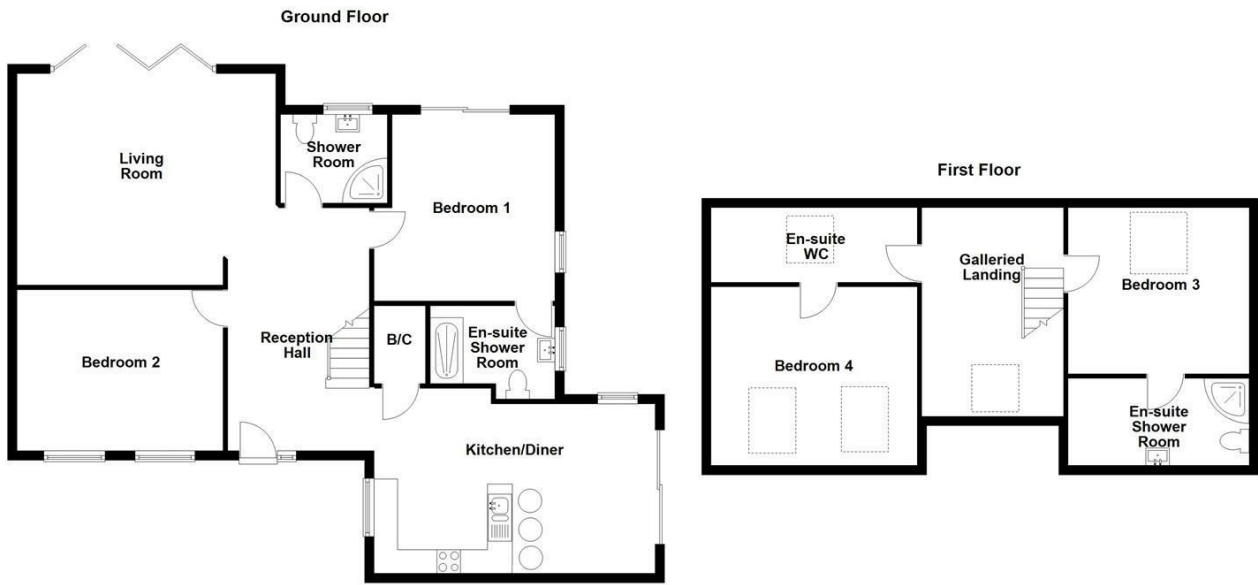
WAKEFIELD
01924 291 294

OSSETT
01924 266 555

HORBURY
01924 260 022

NORMANTON
01924 899 870

PONTEFRACT & CASTLEFORD
01977 798 844

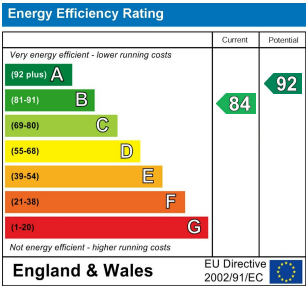


IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements 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.



2a Karon Drive, Horbury, Wakefield, WF4 5BP

For Sale Freehold £725,000

Occupying a prime position in the highly sought after village of Horbury is this newly constructed four bedroom detached family home offers a high specification throughout, featuring solid oak internal doors, underfloor heating with individual thermostats in each room, a secure gated driveway, double garage and beautifully landscaped lawned gardens.

The impressive accommodation briefly comprises a striking grand reception hall, contemporary open-plan kitchen/dining room, spacious living room, two ground floor bedrooms, and a stylish shower room. A galleried landing on the first floor leads to two further generously sized bedrooms, both enjoying en suite facilities. Externally, the property is approached via electric steel gates opening onto a private driveway offering ample off street parking and access to the detached double garage. Manicured lawns flank both sides of the home, bordered by established privet hedging for added privacy.

Perfectly positioned within walking distance of Horbury's excellent range of shops, cafés, schools, and amenities, the property also benefits from superb commuter links with regular bus routes and easy access to the M1 motorway, ideal for those travelling further afield.

A superb opportunity to acquire a high quality, ready to move into home and an early viewing is strongly recommended.



ACCOMMODATION

RECEPTION HALL

179" x 910" [5.43m x 3.02m]

Composite front entrance door with frosted side panel, solid wooden staircase leading to the galleried landing, inset spotlights, underfloor heating, feature archways leading into the living room and kitchen/diner. Doors providing access into two bedrooms and downstairs shower room.



KITCHEN/DINER

197" x 1211" (max) x 1111" (min) [5.97m x 3.94m (max) x 3.65m (min)]

Range of wall and base units with quartz work surface over and quartz upstanding above, sink and drainer with swan neck mixer tap, integrated oven and grill with five ring ceramic hob and cooker hood. Space for a large fridge/freezer, wall mounted extractor fan, large pantry cupboard drawers and underfloor heating. Sliding UPVC double glazed patio doors to the side, UPVC double glazed windows to the front and rear, two large velux windows to the pitch sloping ceiling, inset spotlights and door to the boiler cupboard.



BEDROOM TWO

14'4" x 11'3" [4.37m x 3.43m]

UPVC double glazed windows overlooking the front aspect, underfloor heating and inset spotlights.



LIVING ROOM

180" x 14'7" [5.50m x 4.47m]

Inset spotlights, underfloor heating and a set of UPVC double glazed bi-folding doors to the rear garden.



SHOWER ROOM/W.C.

62" x 76" [1.89m x 2.29m]

Three piece suite comprising corner shower cubicle with double glass doors and mixer shower, low flush w.c. and high gloss vanity wash hand basin with mixer tap. UPVC double glazed frosted window to the rear aspect, inset spotlights and extractor fan.

BEDROOM ONE

12'7" (max) x 11'3" [3.85m (max) x 3.45m]

A set of UPVC double glazed sliding patio doors to the rear garden, inset spotlights, UPVC double glazed window to the side aspect and door providing access into the modern en suite shower room.



EN SUITE SHOWER ROOM/W.C.

62" x 8'6" [1.88m x 2.60m]

Three piece suite comprising walk in shower cubicle with solid glass shower screen and mixer shower, concealed cistern low flush w.c. and high gloss vanity wash hand basin with mixer tap. Inset spotlights, extractor fan and UPVC double glazed frosted window to the side aspect.



FIRST FLOOR LANDING

Galleried landing with UPVC double glazed velux window, inset spotlights and doors to two further bedrooms.

BEDROOM THREE

12'8" x 11'9" [3.88m x 3.59m]

Loft access, inset spotlights, UPVC double glazed velux window to the rear elevation and door to the en suite shower room.

EN SUITE SHOWER ROOM/W.C.

5'10" x 12'8" [1.79m x 3.88m]

Three piece suite comprising large high gloss vanity wash basin with mixer tap, low flush w.c. and corner shower cubicle with double glass doors and mixer shower. Inset spotlights and extractor fan.

BEDROOM FOUR

14'6" x 13'8" [4.42m x 4.17m]

Inset spotlights, UPVC double glazed velux windows to the front elevation and door to the en suite w.c.



EN SUITE W.C.

5'2" x 13'5" [1.59m x 4.09m]

Wall hung vanity wash hand basin with mixer tap, low flush w.c., inset spotlights, extractor fan and UPVC double glazed velux window to the rear elevation.

OUTSIDE

To the front double steel gates provide access onto a sweeping driveway leading to the double integral garage [6.01m x 4.6m] with electric roller doors, power and light. An attractive lawned garden runs down both sides with privet hedges bordering leading to the rear garden where there is a pleasant lawned garden and paved patio seating area.



COUNCIL TAX BAND

The council tax band for this property is G.

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.