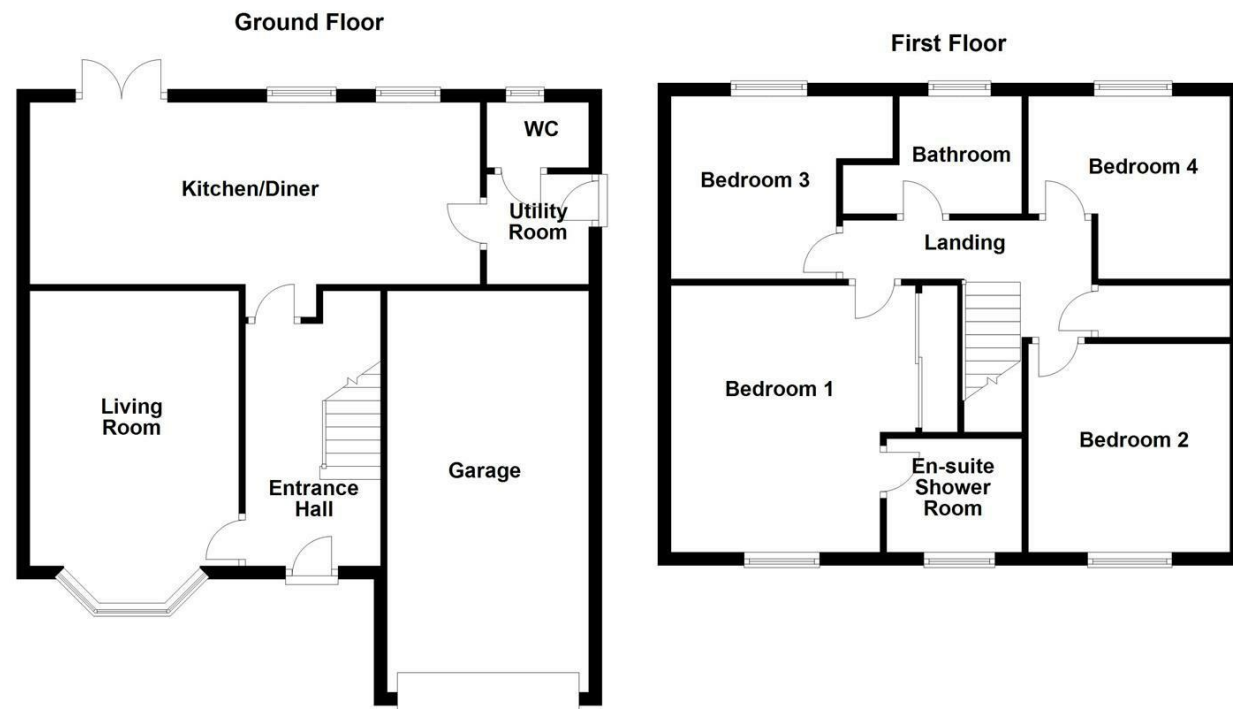




WAKEFIELD | **OSSETT** | **HORBURY**
01924 291 294 | **01924 266 555** | **01924 260 022**
NORMANTON | **PONTEFRACT & CASTLEFORD**
01924 899 870 | **01977 798 844**



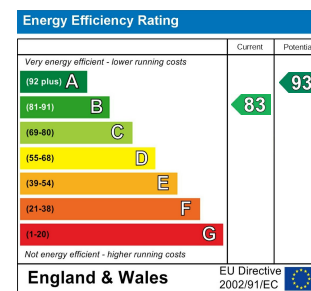
2 Beckett Court, Horbury, Wakefield, WF4 5FB
For Sale Freehold Offers In The Region Of £387,000

Situated on this modern development is this superbly presented four bedroom detached property benefitting from en suite to the principal bedroom, driveway parking and enclosed rear garden.

The property briefly comprises of the entrance hall, living room, kitchen/diner with laundry room and downstairs w.c. The first floor leads to four bedrooms (with an en suite shower room to the main bedroom) and the family bathroom/w.c. Outside to the front is a tarmac driveway providing ample off road parking for three/four vehicles leading to the attached garage. To the rear is a low maintenance patio and lawn.

Situated only a short distance from Horbury town centre, the property is ideally located for all local shops and amenities including local schools. The M1 motorway is only a short drive away, perfect for those looking to commute further afield.

Occupying a fantastic cul-de-sac location, this property would make a superb family home and a viewing is highly recommended.



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.

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



ACCOMMODATION

ENTRANCE HALL

Front composite entrance door into the hallway. Access to the living room and kitchen. Staircase to the first floor landing.

LIVING ROOM

15'0" x 10'5" [4.58m x 3.2m]

UPVC double glazed bay window to the front elevation and central heating radiator.

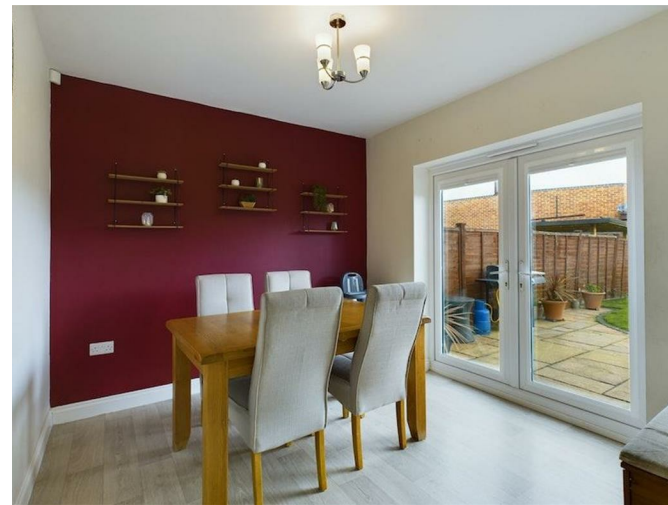


KITCHEN

22'7" x 9'2" [6.9m x 2.8m]

Two UPVC double glazed windows to the rear elevation with UPVC French doors leading out to the rear. Fitted kitchen with a range of wall and base units, integrated oven with gas hob,

cooker hood and splash back. Inset sink and drainer unit, integrated fridge/freezer, integrated dishwasher, spotlights to the ceiling and door leading to the laundry room and w.c.



W.C.

4'8" x 3'1" [1.43m x 0.95m]

UPVC double glazed frosted window to the rear elevation, wash hand basin and low flush w.c.

FIRST FLOOR LANDING

Access to four bedrooms and family bathroom.

BEDROOM ONE

13'3" x 12'0" [4.04m x 3.67m]

UPVC double glazed window to the front elevation, central heating radiator and fitted wardrobes. Door leading to the en suite shower room.



EN SUITE SHOWER ROOM/W.C.

6'8" x 5'3" [2.04m x 1.62m]

UPVC double glazed frosted window to the front elevation. Three piece suite comprising shower cubicle with wall mounted shower, wash hand basin with mixer tap and low flush w.c. Partially tiled walls, chrome style ladder style and spotlights to the ceiling.

BEDROOM TWO

10'4" x 9'10" [3.17m x 3.01m]

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



BEDROOM THREE

9'10" x 9'6" [3.02m x 2.91m]

UPVC double glazed window to the rear elevation and central heating radiator.

BEDROOM FOUR

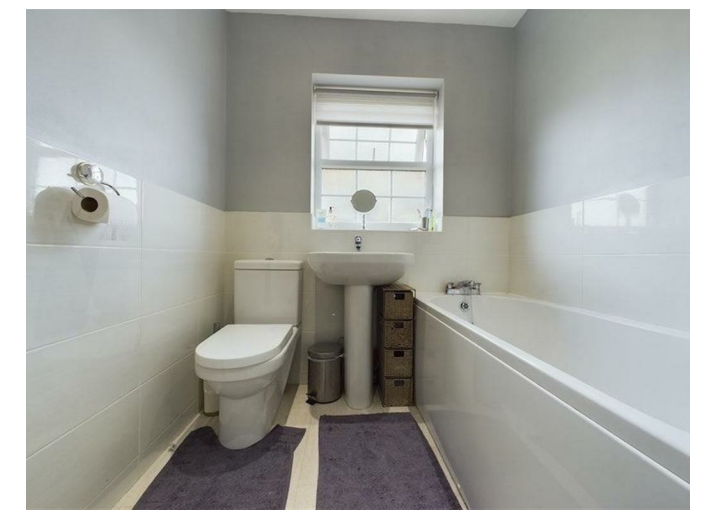
9'4" x 8'3" [2.87m x 2.53m]

UPVC double glazed window to the rear elevation and central heating radiator.

BATHROOM/W.C.

8'9" x 6'3" [2.67m x 1.91m]

Having a panelled bath, wash hand basin with mixer tap, fully tiled shower cubicle and a low flush w.c. UPVC double glazed frosted window to the rear elevation.



OUTSIDE

To the front is a tarmac driveway with ample space for three/four cars leading to detached garage with up and over door. Whilst to the rear there is a flagged patio seating area, low maintenance lawn and corner decked seating area, enclosed by timber fencing.



COUNCIL TAX BAND

The council tax band for this property is E.

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.