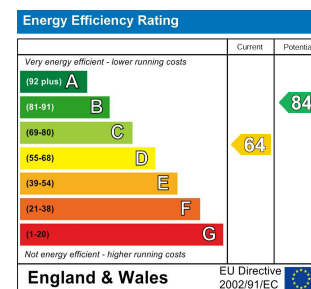
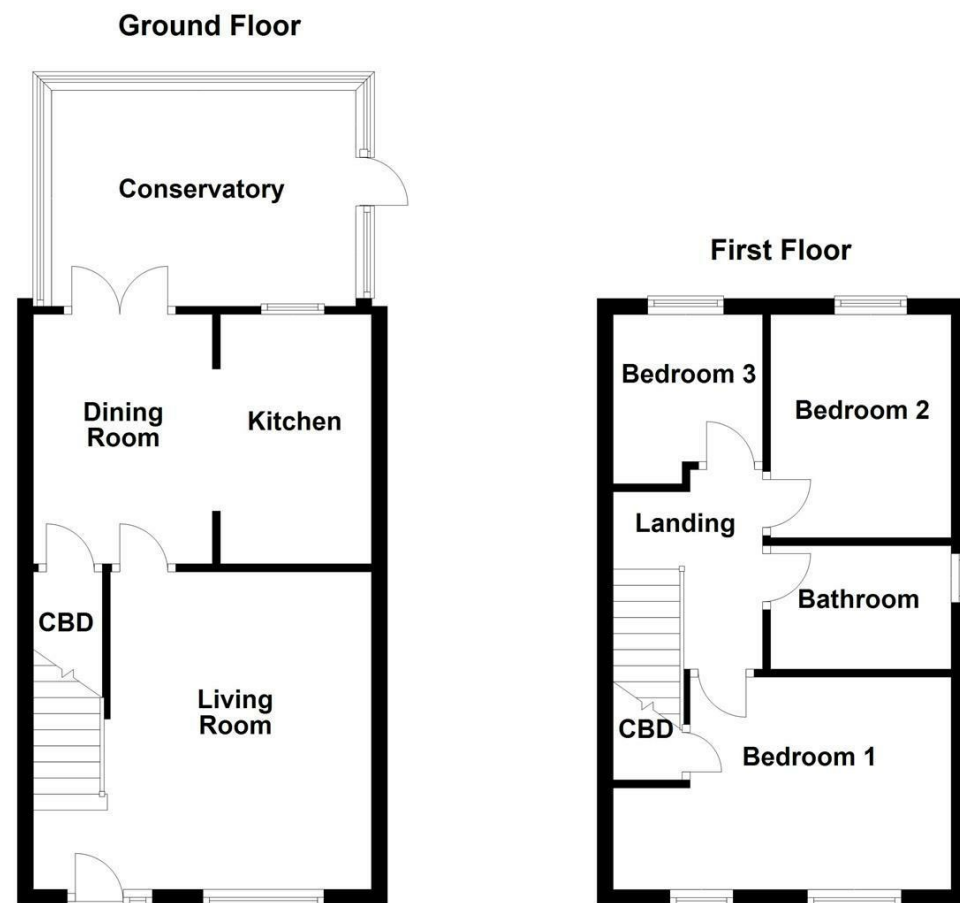




**WAKEFIELD** | **OSSETT** | **HORBURY**  
**01924 291 294** | **01924 266 555** | **01924 260 022**  
**NORMANTON** | **PONTEFRACT & CASTLEFORD**  
**01924 899 870** | **01977 798 844**



## 24 Rochester Court, Horbury, Wakefield, WF4 5QS

For Sale Freehold £245,000

Nestled in a sought after development and sat on a generous sized plot is this superbly presented three bedroom semi detached property benefitting from well proportioned accommodation, off road parking and attractive landscaped gardens.

The property briefly comprises of the living room, dining room, kitchen and conservatory. The first floor landing leads to three bedrooms and the house bathroom/w.c. Outside to the front there is a tarmac and paved driveway providing off road parking for several vehicles. To the rear there are two gardens with the first garden being a low maintenance garden with artificial lawn and paved patio area with shed, perfect for outdoor dining and entertaining, fully enclosed by timber fencing. A timber gate to the rear leads to a further garden which is laid to lawn with planted features and shed, fully enclosed by walls and timber fencing.

Situated close to Horbury, the property is ideally located for all local shops and amenities including local schools. Whilst only being a short drive away from the motorway network for those looking to commute further afield.

This property would make an ideal family home and an early viewing is highly recommended.

### 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.



#### ACCOMMODATION

##### LIVING ROOM

13'0" x 13'10" (max) x 10'11" (min) [3.97m x 4.23m (max) x 3.34m (min)]  
Composite front entrance door into the living room. UPVC double glazed window to the front, central heating radiator, door to the dining room, stairs to the first floor landing and electric fireplace with laminate hearth, surround and mantle.



##### DINING ROOM

7'4" x 10'2" [2.24m x 3.11m]  
Access to the understairs storage cupboard, set of UPVC double glazed French doors to the conservatory, an opening into the kitchen and central heating radiator.



##### KITCHEN

6'2" x 10'5" [1.89m x 3.19m]  
Range of wall and base units with laminate work surface over, 1 1/2 stainless steel sink and drainer with mixer tap and tiled splash back. Four ring electric hob with stainless steel extractor hood, integrated oven, space and plumbing for a washing machine and space for a fridge/freezer. UPVC double glazed window to the conservatory and the boiler is housed in here

##### CONSERVATORY

13'0" x 8'8" [3.98m x 2.66m]  
Surrounded by UPVC double glazed partially frosted windows and UPVC double glazed door to the garden.



##### FIRST FLOOR LANDING

Loft access, central heating radiator and doors to three bedrooms and the house bathroom.

##### BEDROOM ONE

11'6" x 8'9" (max) x 4'2" (min) [3.51m x 2.68m (max) x 1.29m (min)]  
Access to overstairs storage cupboard, UPVC double glazed windows to the front, central heating radiator and fitted wardrobes.



##### BEDROOM TWO

9'2" x 7'4" [2.8m x 2.26m]  
UPVC double glazed window to the rear and central heating radiator.



##### BEDROOM THREE

6'2" x 7'0" (max) x 6'2" (min) [1.9m x 2.14m (max) x 1.88m (min)]  
Central heating radiator and UPVC double glazed window to the rear.

##### BATHROOM/W.C.

7'4" x 5'1" [2.25m x 1.57m]  
UPVC double glazed frosted window to the side, extractor fan, chrome ladder style radiator, low flush w.c., pedestal wash basin with mixer tap and panelled bath with electric shower head attachment and glass shower screen.



##### OUTSIDE

To the front of the property there is a tarmac and paved driveway with pebbled border providing off road parking with paved pathway leading to the front door. To the rear the garden is split into two sections with the garden behind the conservatory incorporating artificial lawn and paved patio area, perfect for outdoor dining and entertaining, garden shed with a paved pathway providing right of access for the bins for the neighbouring properties and a timber gate providing access to a further garden with lawn, planted features and timber shed. fully enclosed by timber fencing. The side of the rear garden is a further tarmac parking space.



##### 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.