

Ground Floor

Office

Store Room

Dining Room

Kitchen

Living Room

WC

Entrance Hall

First Floor

Bedroom 2

Bedroom 3

En-suite Shower Room

Bedroom 1

Bathroom

Landing

CBD

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

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	70	82

EU Directive 2002/91/EC

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

Richard Kendall

Estate Agent

WAKEFIELD

01924 291 294

OSSETT

01924 266 555

HORBURY

01924 260 022

NORMANTON

01924 899 870

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01977 798 844

5 Beckett Close, Horbury, Wakefield, WF4 5QX

For Sale Freehold £335,000

Located on a modern development is this three bedroom detached family home benefitting from two reception rooms, ample off road parking and an attractive gardens to the front and rear.

The property fully comprises of the entrance hall, living room which opens up into the dining room and kitchen with rear hallway leading to the downstairs w.c. The first floor landing leads to three good sized bedrooms, main with en-suite, fitted furniture and the house bathroom/w.c. Outside to the front is a well kept lawned garden and driveway running down the side for two vehicles with electric car charging port leading to the converted garage, which is now used as an office and store room. Whilst to the rear is an attractive garden with Indian stone paved patio area overlooking a lawned garden.

Situated in a prime part of Horbury, the property is well placed to local amenities including shops and schools with local bus routes nearby. There is good access to the motorway network.

Only a full internal inspection will reveal all that's on offer at this quality home and an early viewing comes highly recommended.

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ACCOMMODATION

ENTRANCE HALL

UPVC front entrance door, central heating radiator, coving to the ceiling, stairs to the first floor landing and door to the living room.

LIVING ROOM

11'2" x 12'11" [min] x 15'3" [max] [3.41m x 3.94m [min] x 4.65m [max]]
UPVC double glazed bay window overlooking the front aspect, central heating radiator, coving to the ceiling and living flame effect gas fire on a marble hearth with marble matching interior and wooden decorative surround. Feature archway providing access into the dining room.



DINING ROOM

9'9" x 7'3" [2.98m x 2.22m]
Coving to the ceiling, central heating radiator, a set of UPVC double glazed French doors to the rear garden and door providing access into the kitchen.



KITCHEN

4'7" [min] x 7'11" [max] x 14'11" [1.41m [min] x 2.42m [max] x 4.55m]
Range of wall and base units with laminate work surface over and tiled splash back, 1 1/2 stainless steel sink and drainer with swan neck mixer tap, plumbing for a washing machine, integrated oven and grill with four ring gas hob and cooker hood. Space for a fridge/freezer, integrated dishwasher, door providing access into the rear hallway and UPVC double glazed window overlooking the rear aspect.

HALLWAY

UPVC double glazed side entrance door, central heating radiator and door providing access into the downstairs w.c.

W.C.

5'6" x 2'10" [min] x 3'10" [max] [1.68m x 0.88m [min] x 1.17m [max]]
Low flush w.c. and wash basin with mixer tap and tiled splash back. UPVC double glazed frosted window overlooking the side aspect and central heating radiator.

FIRST FLOOR LANDING

Loft access and doors to three bedrooms and bathroom. UPVC double glazed window overlooking the side elevation and central heating radiator.

BEDROOM ONE

9'6" x 11'1" [2.91m x 3.39m]
UPVC double glazed window overlooking the front elevation, central heating radiator and fitted wardrobes, drawers and storage cupboards. Door providing access into the en suite shower room.



EN SUITE SHOWER ROOM/W.C.

2'6" [min] x 3'10" [max] x 9'6" [0.77m [min] x 1.19m [max] x 2.90m]
Three piece suite comprising pedestal wash basin with mixer tap, low flush w.c. and shower cubicle with mixer shower. Central heating radiator, extractor fan, UPVC double glazed frosted window overlooking the side elevation and shaver socket point.

BEDROOM TWO

8'8" x 9'9" [min] x 11'2" [max] [2.66m x 2.99m [min] x 3.41m [max]]
UPVC double glazed window overlooking the rear elevation, central heating radiator, fitted wardrobes and drawers.



BEDROOM THREE

7'10" x 6'8" [2.40m x 2.04m]
UPVC double glazed window overlooking the rear elevation, central heating radiator, fitted wardrobes and storage cupboards.

BATHROOM/W.C.

7'10" x 5'10" [2.41m x 1.79m]
Three piece suite comprising panelled bath with mixer tap and shower attachment, pedestal wash basin with mixer tap and low flush w.c. Fully tiled walls and floor. UPVC double glazed frosted window overlooking the front elevation, extractor fan and central heating radiator. Door to a storage cupboard.



OUTSIDE

To the front is an attractive lawned garden with planted borders and paved pathway leading to the front door. A paved driveway to the side provides ample off road parking with electric car charging port and converted garage (now office and store room). To the rear garden is an Indian stone paved patio area, perfect for entertaining and dining purposes and an attractive lawned garden.



OFFICE

9'1" x 7'8" [2.79m x 2.34m]
Contemporary radiator, UPVC double glazed window overlooking the side aspect, power and light.



STORE ROOM

Manual up and over, loft access to the fully boarded loft.

COUNCIL TAX BAND

The council tax band for this property is D.

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.