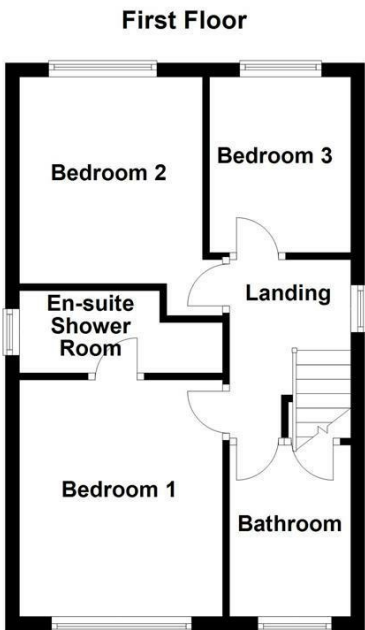
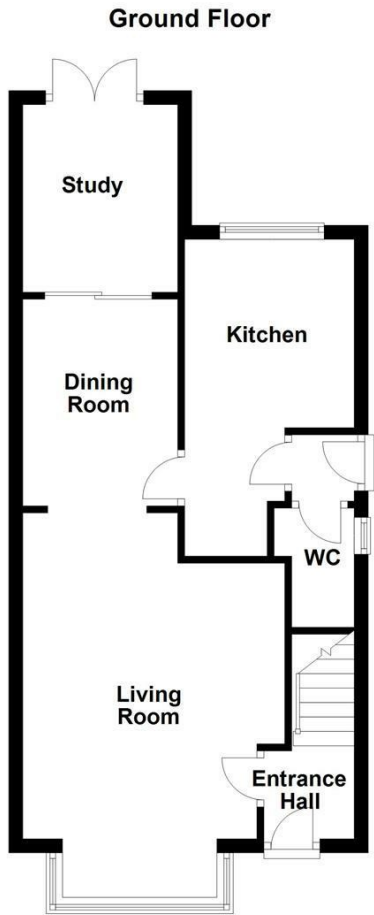




WAKEFIELD | OSSETT | HORBURY  
01924 291 294 | 01924 266 555 | 01924 260 022

NORMANTON | PONTEFRAC & CASTLEFORD  
01924 899 870 | 01977 798 844

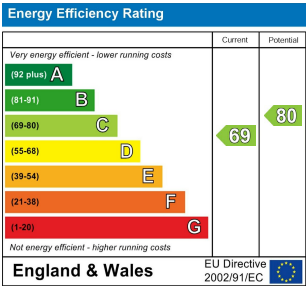


**IMPORTANT NOTE TO PURCHASERS**  
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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



## 8 Beckett Close, Horbury, Wakefield, WF4 5QX

### For Sale Freehold £325,000

Situated in the sought after area of Horbury is this well presented and extended three bedroom detached property, benefitting from driveway parking, a garage and enclosed, low maintenance gardens.

The accommodation briefly comprises an entrance hall leading to an open plan lounge diner, which flows through to a versatile sun room/study, providing additional reception space. There is also a fitted kitchen and a downstairs WC. To the first floor, the landing provides access to three bedrooms, with the principal bedroom benefitting from en suite shower facilities, along with a family bathroom. Externally, the property offers driveway parking to the front and side, leading to a garage. The gardens are designed for low maintenance and incorporate artificial lawn areas, all enclosed for privacy.

The property is ideally located for a range of local amenities that Horbury has to offer, including shops, schools and well regarded facilities. It also benefits from excellent transport links, with convenient access to the motorway network for those commuting further afield.

Ready to move into, this property would make a fantastic family home. An early viewing is highly recommended.



ACCOMMODATION

ENTRANCE HALL

Front entrance door leading into the hallway with staircase to the first floor landing, central heating radiator and door through to the lounge.

LIVING ROOM

15'3" x 12'4" [4.66m x 3.78m]  
UPVC double glazed walk-in bay window to the front elevation, central heating radiator and feature gas fire set on a marble hearth. Archway leading through to the dining room.



DINING ROOM

9'8" x 7'3" [2.96m x 2.22m]  
Central heating radiator, door to the kitchen and opening into the study/sunroom.



STUDY/SUN ROOM

8'9" x 6'7" [2.68m x 2.03m]  
UPVC double glazed windows to the side elevation and French doors leading out to the rear garden. Central heating radiator and versatile use as a study, playroom or second reception room.

KITCHEN

14'10" x 7'10" [4.53m x 2.41m]  
UPVC double glazed window to the rear elevation and fitted with a range of wall and base units with laminate worktops and tiled splashback. Integrated washer dryer, space and plumbing for a dishwasher, sink and drainer with mixer tap, integrated oven and grill with four ring induction hob and extractor above, and space for a fridge freezer. Door leading to the inner hallway.

INNER HALLWAY

UPVC side door leading out to the driveway and access to the downstairs W.C.

W.C.

5'6" x 3'9" [1.70m x 1.16m]  
Frosted UPVC double glazed window to the side elevation, central heating radiator and two piece suite comprising wall mounted wash basin and low flush W.C.

FIRST FLOOR LANDING

UPVC double glazed window to the side elevation, central heating radiator, loft access via a fitted pull down loft ladder which gives access to a partially boarded loft with a combi boiler. Doors leading to three bedrooms and the house bathroom.

BEDROOM ONE

11'1" x 9'6" [3.38m x 2.90m]  
UPVC double glazed window to the front elevation, central heating radiator, fitted wardrobes and door leading to the en suite.



EN SUITE SHOWER ROOM/W.C.

9'5" x 3'11" [2.89m x 1.20m]  
Frosted UPVC double glazed window to the side elevation, fitted with a three piece suite comprising shower cubicle with shower, wash basin with mixer tap and low flush W.C. Part tiled walls and heated towel radiator.



BEDROOM TWO

9'9" x 8'10" [2.98m x 2.70m]  
UPVC double glazed window to the rear elevation, central heating radiator and fitted wardrobes.



BEDROOM THREE

8'2" x 6'7" [2.49m x 2.02m]  
UPVC double glazed window to the rear elevation and central heating radiator.

BATHROOM/W.C.

8'0" x 5'11" [2.45m x 1.81m]  
Frosted UPVC double glazed window to the front elevation, fitted with a three piece suite comprising bath with shower over and glass screen, vanity wash basin and low flush W.C. Heated towel radiator and extractor fan.



OUTSIDE

To the front, there is driveway parking with low maintenance shrub borders, leading to additional side driveway parking and a detached garage. To the rear, there is a low maintenance garden with artificial lawn and shrub borders, with access to the garage.



WHY SHOULD YOU LIVE HERE?

What our vendor says about their property:  
"We have loved living in Horbury. It is a vibrant town with an abundance of local shops and amenities . The house is well placed for access to Wakefield, the train stations and local motorways."

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.