Richard Kendall Estate Agent

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6 Chesterton Court, Horbury, Wakefield, WF4 5QU

For Sale Freehold £265,000

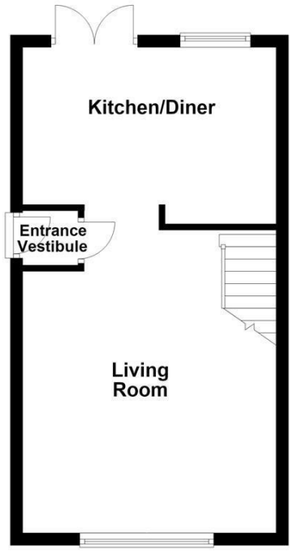
Enjoying an attractive position within this modern development is this beautifully appointed three bedroom semi detached home, benefitting from UPVC double glazing and gas central heating throughout, with a new boiler (installed July 2025).

The accommodation briefly comprises an entrance vestibule leading into a spacious living room, which in turn opens into a stunning contemporary kitchen diner with granite work surfaces, integrated appliances and French doors opening onto the rear garden.To the first floor are three bedrooms together with a modern house bathroom. Externally, the property benefits from a lawned garden to the front, driveway parking to the side and an attractive enclosed rear garden with stone flagged patio areas, ideal for outdoor dining and entertaining.

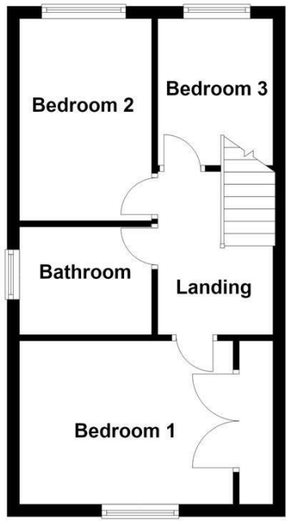
The property is well placed for a range of local amenities, shops and schools, with regular bus services nearby and convenient access to the motorway network for those travelling further afield.

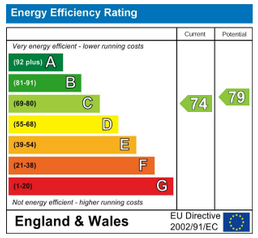
An ideal opportunity for a couple, family or those looking to downsize, and an early internal viewing is highly recommended.

Ground Floor



First Floor





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

ENTRANCE VESTIBULE
UPVC side entrance door leading into the entrance vestibule, with door providing access through to the open plan living accommodation. Quality wood effect LVT flooring continues through the entrance vestibule, living room and kitchen diner.

LIVING ROOM
16'1" x 13'4" (4.91m x 4.08m)
UPVC double glazed window overlooking the front elevation with bespoke fitted shutters, contemporary radiator and staircase with glazed balustrade providing access to the first floor landing. Useful understairs storage, provision for a feature fire and bespoke fitted shelving and cupboard storage positioned to the side of the chimney breast. Opening through to the contemporary kitchen diner.

KITCHEN DINER
13'5" x 9'0" (4.09m x 2.75m)
Fitted with a stylish range of contemporary wall and base units with granite work surfaces over, incorporating an inset sink with matching granite drainer and mixer tap. Integrated Samsung oven and grill, four ring gas hob with granite splashback and extractor hood above, and integrated dishwasher. Useful drawer storage, recessed spotlights to the ceiling, contemporary portrait style radiator and wood effect LVT flooring. UPVC double glazed window overlooking the rear elevation and UPVC double glazed French doors opening directly onto the rear garden.



FIRST FLOOR LANDING
Glazed balustrade, part boarded loft access with drop-down ladder, useful airing cupboard and doors providing access to three bedrooms and the house bathroom.



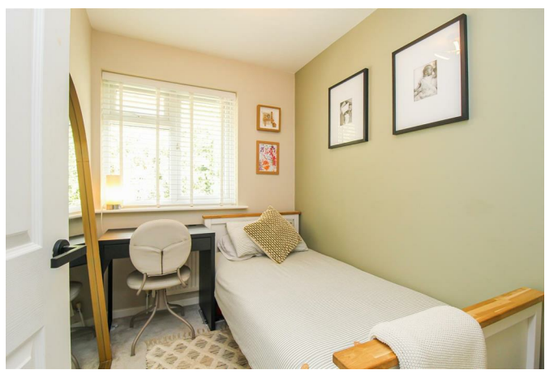
BEDROOM ONE
11'3" x 8'8" (3.45m x 2.65m)
UPVC double glazed window overlooking the front elevation, central heating radiator and bespoke fitted wardrobes extending along one wall.



BEDROOM TWO
10'11" x 6'11" (3.33m x 2.13m)
UPVC double glazed window overlooking the rear elevation, central heating radiator and fitted wardrobe.



BEDROOM THREE
7'11" x 6'1" (2.42m x 1.87m)
UPVC double glazed window overlooking the rear elevation and central heating radiator.

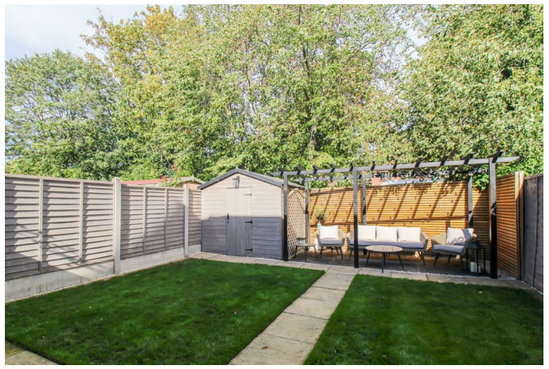


HOUSE BATHROOM
6'11" x 5'8" (2.12m x 1.74m)
Fitted with a three piece suite comprising low flush W.C., pedestal wash basin and panelled bath with mixer shower over. Part tiled walls, herringbone wood effect flooring, large chrome ladder style heated towel radiator and frosted UPVC double glazed window overlooking the side elevation.



OUTSIDE - FRONT
To the front is a lawned garden with a driveway positioned to the side providing off road parking.

OUTSIDE - REAR
To the rear is an attractive lawned garden incorporating stone flagged patio areas, ideal for outdoor dining and entertaining. There is also a useful timber framed outbuilding providing additional storage with power and drainage for a washing machine. There are also four waterproof sockets outside for power to the garden.



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.