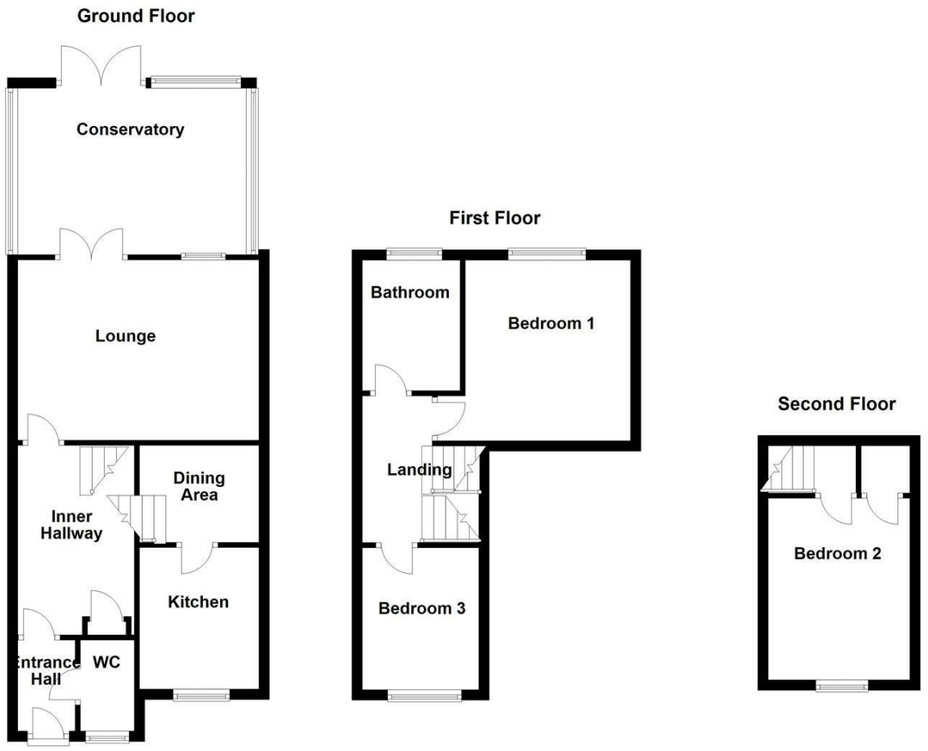
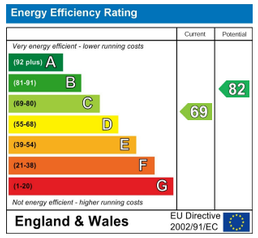




IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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

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



10 Jacobs Court, Horbury, Wakefield, WF4 5BX

For Sale Freehold £259,000

Occupying a pleasant cul de sac position within easy driving distance of Horbury town centre is this superbly presented three bedroom semi detached home, benefitting from driveway parking, an attached garage and enclosed gardens.

The accommodation briefly comprises an entrance hall, downstairs WC, spacious lounge, conservatory, dining area and fitted kitchen. To the first floor, the landing provides access to two bedrooms and a family bathroom, with a further staircase leading to a third bedroom on the second floor. Externally, the property enjoys low maintenance gardens to the rear incorporating patio seating areas, ideal for outdoor dining and entertaining. To the front, there is driveway parking leading to an attached garage.

The property is ideally located for a range of local amenities including shops, schools and transport links within Horbury, whilst also offering convenient access to surrounding towns and commuter routes.

Presented in ready to move into condition, this property would make a fantastic family home. Early viewing is highly recommended.



ACCOMMODATION

ENTRANCE HALL
Accessed via a front entrance door, with doors leading to the downstairs WC and inner hallway.



W.C.
5'8" x 3'2" (1.75m x 0.99m)
Frosted UPVC double glazed window to the front, fitted with a two piece suite comprising low flush WC and wash basin with tiled splashback, central heating radiator.

INNER HALLWAY
Providing access to the lounge and conservatory, with staircase leading to the first floor landing.

LOUNGE
15'9" x 11'2" (4.81m x 3.42m)
UPVC double glazed window to the rear, French doors leading through to the conservatory, central heating radiator and feature electric fireplace with surround.



CONSERVATORY
14'5" x 10'5" (4.40m x 3.19m)
UPVC double glazed windows to the side and rear, French doors leading out to the garden, tiled flooring and central heating radiator. Suitable as a second sitting room or dining area.



DINING AREA/BREAKFAST AREA
6'1" x 7'9" (1.86m x 2.37m)
Located off the inner hallway with breakfast bar, central heating radiator and staircase leading to the first floor, with access into the kitchen.



KITCHEN
8'7" x 8'4" (2.64m x 2.55m)
UPVC double glazed window, fitted with a range of wall and base units with laminate worktops, stainless steel sink and drainer, integrated gas hob, oven and cooker hood, with space for further appliances.

FIRST FLOOR LANDING

BEDROOM ONE
12'1" x 11'5" (3.70m x 3.48m)
UPVC double glazed window to the rear, central heating radiator, carpeted flooring and fitted wardrobes.



BEDROOM THREE
8'8" x 7'0" (2.66m x 2.15m)
UPVC double glazed window to the front, central heating radiator and carpeted flooring.

BATHROOM/W.C.
8'2" x 5'10" (2.50m x 1.78m)
Frosted UPVC double glazed window to the rear, fitted with a three piece suite comprising bath with shower over, wash basin and WC, central heating radiator, fully tiled walls and spotlights to the ceiling.



SECOND FLOOR LANDING
Access to bedroom two.

BEDROOM TWO (SECOND FLOOR)
11'6" x 8'4" (3.51m x 2.55m)
UPVC double glazed window to the front, central heating radiator, carpeted flooring and built-in storage cupboard.



OUTSIDE
Externally, to the front there is a low maintenance lawned garden with pathway leading to the entrance, along with driveway parking for two to three vehicles and an attached garage for storage. To the rear, there is an enclosed garden with lawn, patio seating area and fenced boundaries.



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.