Richard Kendall Estate Agent

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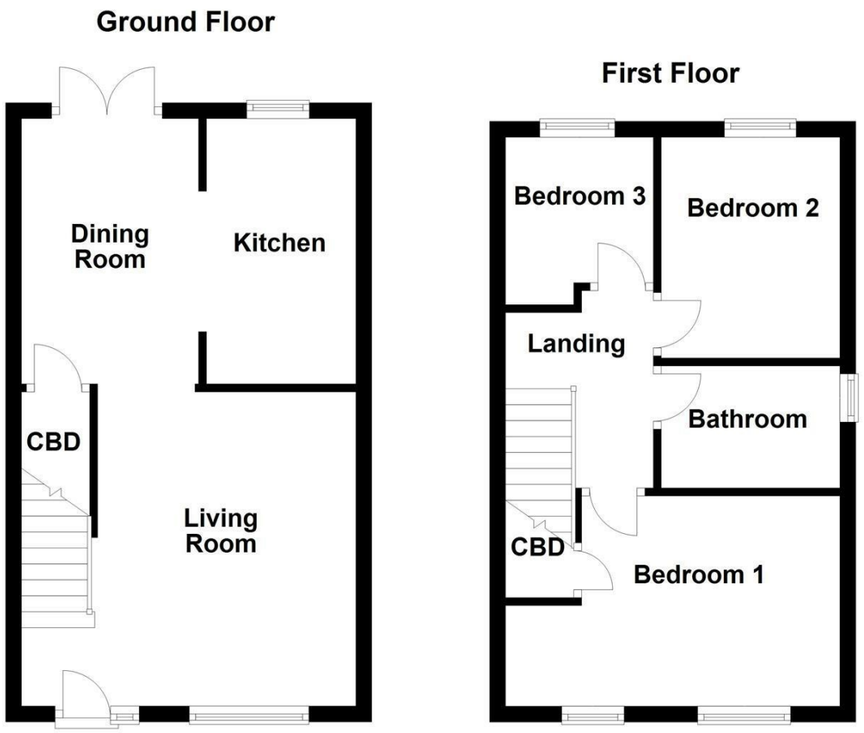
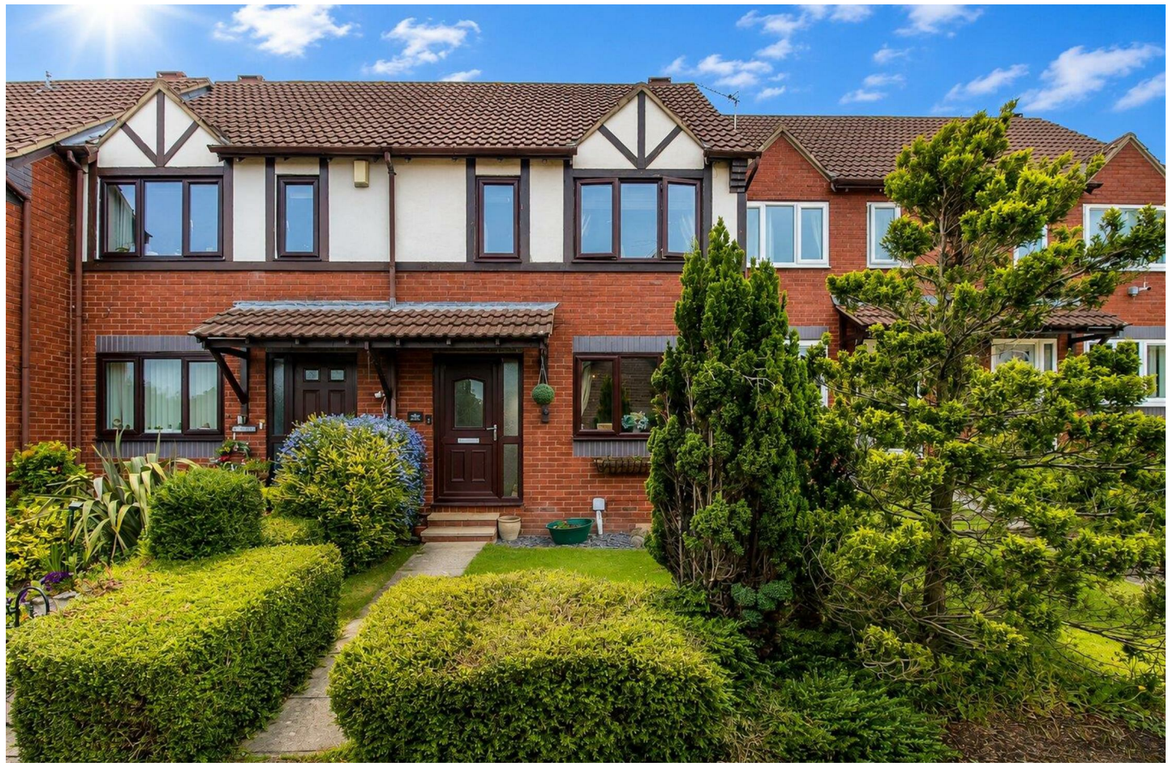
NORMANTON 01924 899 870 | PONTEFRACT & CASTLEFORD 01977 798 844



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

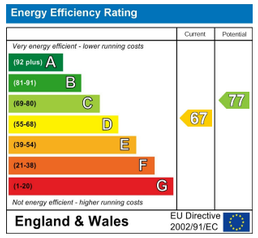
## For Sale Freehold £235,000

Situated in a pleasant cul de sac location close to Horbury town centre is this well presented three bedroom townhouse, offering spacious accommodation throughout and benefitting from rear parking for two vehicles.

The accommodation briefly comprises an entrance hall, open plan lounge diner and fitted kitchen to the ground floor. To the first floor, the landing provides access to three well proportioned bedrooms and the family bathroom. Externally, the property enjoys low maintenance gardens to both the front and rear, providing attractive outdoor space with minimal upkeep. To the rear, there is the added benefit of off road parking for two vehicles.

The property is ideally located for a wide range of local amenities including shops, schools, cafés and restaurants within Horbury town centre. It is also conveniently positioned for access to neighbouring towns including Wakefield and Ossett, together with excellent transport links for commuters.

Presented in ready to move into condition, this property would make an ideal purchase for first time buyers, professional couples or growing families. 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

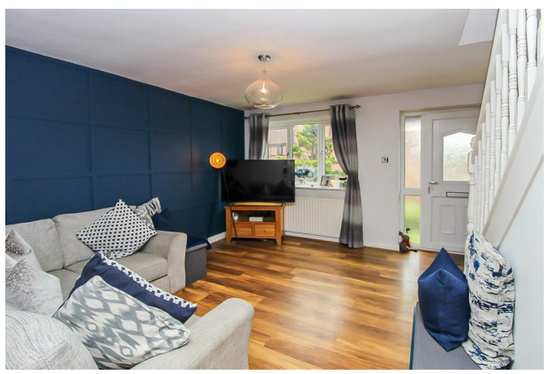
ENTRANCE HALL

UPVC entrance door leading directly into the lounge.

LIVING ROOM

13'10" x 13'0" (4.23m x 3.97m)

UPVC double glazed window to the front elevation, central heating radiator, wood effect flooring and an opening through to the dining room.



DINING ROOM

10'7" x 7'4" (3.23m x 2.24m)

UPVC double glazed French doors leading out to the rear garden, central heating radiator and an archway opening into the kitchen.

KITCHEN

10'11" x 6'2" (3.35m x 1.89m)

UPVC double glazed window overlooking the rear elevation. Fitted with a range of wall and base units providing ample storage with laminate work surfaces over. Incorporating an integrated gas hob with stainless steel splashback and cooker hood above, stainless steel sink and drainer unit, space for a fridge freezer, plumbing for a washing machine and partial tiled splashbacks.

FIRST FLOOR LANDING

Central heating radiator, loft access providing useful storage space and doors leading to three bedrooms and the house bathroom.

BEDROOM ONE

13'10" x 8'9" (4.23m x 2.69m)

Two UPVC double glazed windows to the front elevation, central heating radiator and fitted carpet. Built-in storage cupboard over the stairs.

BEDROOM TWO

9'0" x 7'5" (2.76m x 2.28m)

UPVC double glazed window to the rear elevation, central heating radiator and fitted carpet.

BEDROOM THREE

6'2" x 6'0" (1.90m x 1.85m)

UPVC double glazed window to the rear elevation, central heating radiator and fitted carpet.

BATHROOM/W.C.

7'4" x 5'1" (2.26m x 1.57m)

Fitted with a three piece suite comprising panelled bath with wall mounted shower over, vanity wash basin with mixer tap and low flush W.C. Central heating radiator, wood effect flooring and extractor fan.

OUTSIDE

To the front of the property there is a low maintenance lawned garden with mature shrub and planted borders. To the rear, the property enjoys a low maintenance garden with a spacious corner decked seating area, ideal for outdoor dining and entertaining. There are also two allocated parking spaces situated to the side of the property.

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.