



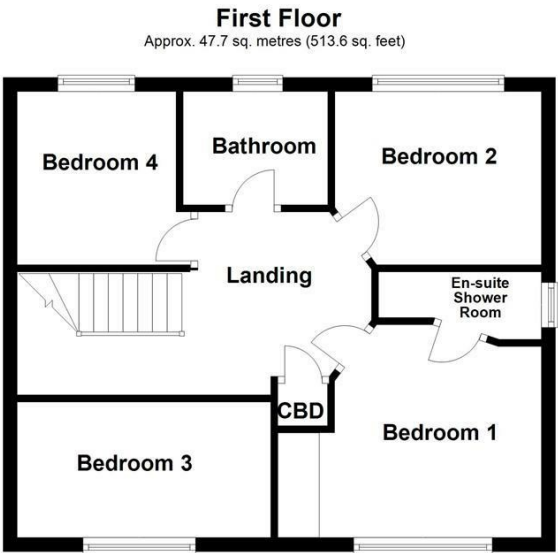
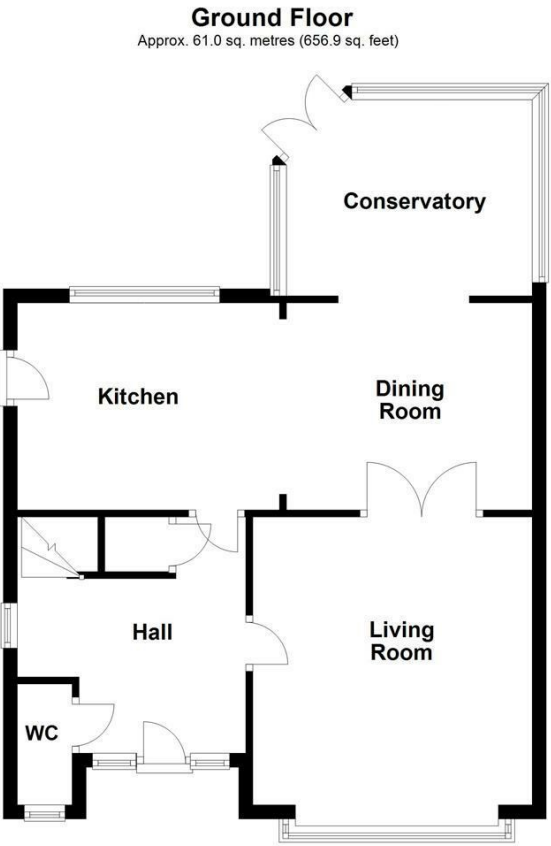
WAKEFIELD  
01924 291 294

OSSETT  
01924 266 555

HORBURY  
01924 260 022

NORMANTON  
01924 899 870

PONTEFRACT & CASTLEFORD  
01977 798 844



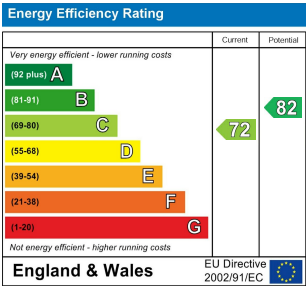
Total area: approx. 108.7 sq. metres (1170.5 sq. feet)

**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.



### 3 Chestnut Close, Horbury, Wakefield, WF4 5QF

#### For Sale Freehold £400,000

Superbly presented throughout is this impressive four bedroom detached family home, situated in the highly sought after area of Horbury and benefitting from three reception rooms, en suite facilities, ample off road parking and a double garage.

The accommodation briefly comprises an entrance hall, downstairs WC, spacious living room, separate dining room, conservatory and a well appointed kitchen. To the first floor, the landing provides access to four well proportioned bedrooms, with the principal bedroom benefitting from an en suite shower room, along with a modern house bathroom. Externally, the property offers ample off road parking for several vehicles and a detached double garage. A pathway leads to the rear garden, which is mainly laid to lawn and incorporates a paved patio seating area, ideal for outdoor dining and entertaining.

The property is ideally located in a prime part of Horbury, close to a range of local amenities including shops, well regarded schools, bus routes, eateries and nearby parkland. The motorway network is also easily accessible, making it ideal for those commuting to surrounding towns and cities.

This is a fantastic home, perfectly suited to a growing family. An early viewing is highly recommended to fully appreciate all that is on offer.



ACCOMMODATION

ENTRANCE HALL

Composite front entrance door with two frosted UPVC double glazed windows either side, coving to the ceiling, dado rail, central heating radiator, staircase to the first floor and additional window to the side. Doors leading to understairs storage, kitchen, living room and downstairs W.C.

W.C.

3'2" x 5'10" [0.99m x 1.79m]

Fitted with a low flush W.C. and wash basin with mixer tap set within a vanity unit, tiled splashback, central heating radiator and frosted UPVC double glazed window to the front.

LIVING ROOM

12'11" x 14'0" [3.95m x 4.28m]

Coving to the ceiling, picture rail, box bay UPVC double glazed window to the front, central heating radiator, ceiling rose and double timber doors leading into the dining room.



KITCHEN

9'9" x 12'4" [2.99m x 3.77m]

Fitted with a range of high gloss wall and base units with laminate worktops and tiled splashbacks, 1½ stainless steel sink and drainer with mixer tap, integrated twin oven and grill, four ring ceramic hob with extractor above, space and plumbing for a washing machine, space for a freestanding fridge freezer and a built in wine rack. UPVC double glazed window to the rear, composite side entrance door with side light and spotlights to the ceiling.

DINING ROOM

11'5" x 9'9" [3.50m x 2.99m]

Coving to the ceiling, picture rail, ceiling rose, contemporary vertical radiator and sliding patio doors leading into the conservatory.



CONSERVATORY

9'2" x 11'6" [2.8m x 3.51m]

Double glazed windows to three sides with UPVC double glazed French doors to the rear garden, central heating radiator and power.

FIRST FLOOR LANDING

Loft access via fold down ladder, coving to the ceiling, dado rail and

radiator, with doors to four bedrooms, house bathroom and boiler cupboard.

BEDROOM ONE

12'8" [max] x 10'5" [min] x 10'7" [3.88m [max] x 3.20m [min] x 3.25m ]

Fitted wardrobes with mirrored sliding doors, coving to the ceiling, picture rail, central heating radiator, UPVC double glazed window to the front and door to en suite.



EN SUITE SHOWER ROOM/W.C.

4'8" [max] x 2'5" [min] x 7'1" [1.44m [max] x 0.75m [min] x 2.18m]

Fitted with a three piece suite comprising shower cubicle with mixer shower, wash basin set within vanity unit and low flush W.C., fully tiled walls and floor, extractor fan and frosted UPVC double glazed window to the side.



BEDROOM TWO

8'1" x 9'6" [2.48m x 2.92m]

Timber double glazed window to the rear, coving to the ceiling and central heating radiator.



BEDROOM THREE

6'6" x 11'2" [2.00m x 3.41m]

Coving to the ceiling, picture rail, UPVC double glazed window to the front and central heating radiator.

BEDROOM FOUR

8'2" [max] x 7'6" [min] x 9'9" [2.50m [max] x 2.31m [min] x 2.98m ]

Timber double glazed window to the rear and central heating radiator.

HOUSE BATHROOM/W.C.

8'7" x 6'4" [2.62m x 1.94m]

Fitted with a three piece suite comprising panel bath with mixer tap and shower attachment, pedestal wash basin and low flush W.C., fully tiled walls and floor, central heating radiator and frosted timber double glazed window to the rear.



OUTSIDE

To the front, a tarmac driveway providing ample off road parking leading to a detached double garage with power, lighting and manual up and over door, along with a low maintenance block paved garden and covered porch. A pathway runs down the side to the rear garden, which features a lawn, patio seating area and paved pathways, all enclosed by brick walls and fencing for privacy.



COUNCIL TAX BAND

The council tax band for this property is E.

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.