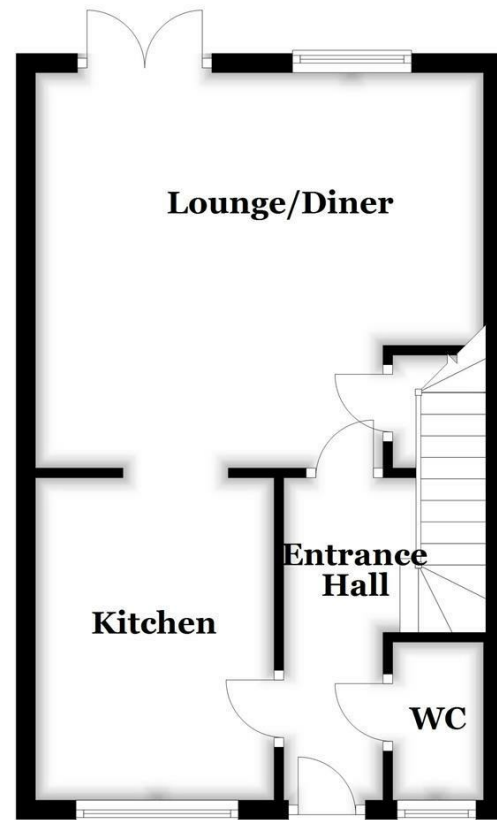


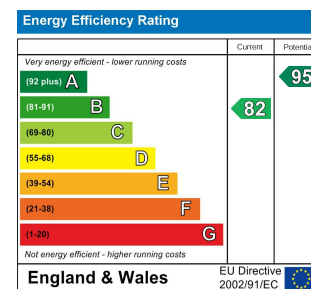
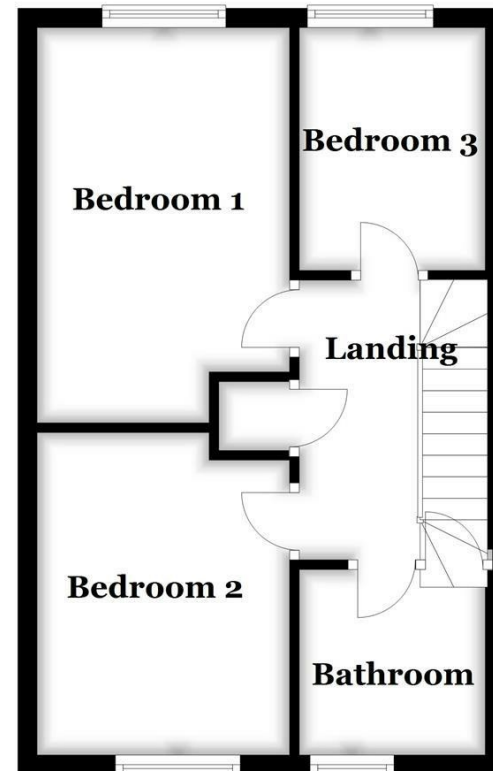


**WAKEFIELD** | **OSSETT** | **HORBURY**  
 01924 291 294 | 01924 266 555 | 01924 260 022  
  
**NORMANTON** | **PONTEFRACT & CASTLEFORD**  
 01924 899 870 | 01977 798 844

**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.



**22 Beckett Close, Horbury, Wakefield, WF4 5QX**  
**For Sale Leasehold 25% Shared Ownership £60,000**

Offered to the market with 25% shared ownership is this superbly appointed and attractive three bedroom semi detached family home benefitting from off road parking, enclosed good sized rear garden.

The accommodation fully comprises entrance hallway, modern kitchen, lounge/diner and downstairs w.c. To the first floor there are three bedrooms, two of which are doubles and a contemporary house bathroom/w.c. Outside, to the front of the property there is a tarmac driveway providing off street parking, whilst to the rear there is a lawned garden.

Situated within a popular part of Horbury, the property is well placed for local amenities including shops, schools and local bus routes nearby and having good access to the motorway network, ideal for the commuter looking to work or travel further afield.

A full internal inspection comes highly recommended to avoid any disappointment.



## ACCOMMODATION

### ENTRANCE HALL

Composite front entrance door, central heating radiator, stairs to first floor landing and doors to kitchen, lounge and downstairs w.c.

### KITCHEN

11'0" x 8'0" [3.37m x 2.45m]

Comprising a range of wall and base units with laminate work surface over incorporating a stainless steel sink and drainer. Integrated Bosch oven and grill, Bosch four ring gas hob with stainless steel filter hood above and a stainless steel splashback. Plumbing for washing machine, space for a fridge/freezer, tiled floor, recessed LED spotlights and UPVC double glazed window to the front. Opening through to the lounge/diner.

### LOUNGE/DINER

15'2" max x 14'2" max [4.63m max x 4.33m max]

UPVC double glazed window and French doors to the rear garden. Two central heating radiators, T.V. point, understairs storage cupboard and newly fitted carpet.



### DOWNSTAIRS W.C.

Two piece suite comprising low flush w.c. and wash basin. Tiled floor and central heating radiator.

### FIRST FLOOR LANDING

Airing cupboard housing the condensing combination boiler, loft access and doors to three bedrooms and the house bathroom/w.c.

### BEDROOM ONE

13'5" x 8'5" [4.10m x 2.58m]

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



### BEDROOM TWO

8'5" x 11'4" [2.59m x 3.47m]

UPVC double glazed window to the front and central heating radiator.



### BEDROOM THREE

6'5" x 8'7" [1.98m x 2.64m]

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



### BATHROOM/W.C.

6'3" x 6'5" [1.93m x 1.96m]

Three piece suite comprising panelled bath with electric shower over, low flush w.c. and pedestal wash basin. Tiled floor, heated towel radiator, UPVC double glazed frosted window to the front, shaver socket point and recessed LED spotlights.



### OUTSIDE

To the front of the property there is a tarmac driveway providing off street parking for up to two vehicles. Whilst to the rear there is a pleasant enclosed lawned garden.



### PLEASE NOTE

There is the option to purchase the remaining shares up to 100% ownership. Rent is payable on the remaining shares at £443.82. The buyer must be approved by the Leeds Federated Housing Association who are partnered with Metro Finance to carry out the approval process.

### 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.