



## Bracken Hill View, Horbury

Wakefield, WF4 6FD

Asking Price:  
**£399,950**

Holroyd Miller have pleasure in offering for sale this stunning modern detached family home offering superbly appointed accommodation and offering a move with a minimum of fuss on this popular and sought after development on the outskirts of Horbury village. Only an internal inspection can fully reveal all that is on offer, having both gas fired central heating, UPVC double glazing. The beautiful accommodation briefly comprises; entrance to dining hall with feature open staircase and venetian plastered walls, cloakroom/wc, well-appointed kitchen with a range of built in Zanussi appliances, adjacent utility room, spacious living room with feature bay window with French doors leading onto the rear garden, stairs lead to first floor landing, four good sized bedrooms, master bedroom having Sharps fitted wardrobes, stunning en suite shower room, house bathroom being half tiled. Outside, driveway to the front provides ample off-street parking, private rear garden, located within strolling distance of Horbury high street and its independent shops. Easy access to the motorway network and excellent local schools. Viewing Essential.





**Entrance to Dining Hall** 14'5" x 14'8" (4.4m x 4.47m).

Composite entrance door, with open staircase, venetian plastered walls, downlighting to the ceiling, double glazed window offering views to the front of the property, feature radiator.

**Cloakroom/WC** 5'10" x 2'5" (1.78m x 0.74m).

Featuring grey tiled floor, cream tiled walls, white low flush wc and basin.

**Kitchen** 9'4" x 7'10" (2.84m x 2.4m).

Featuring a range of contemporary style wall and base units in wood effect, stainless steel sink and mixer tap unit, contrasting laminate worktop, Zanussi oven, four ring gas hob, free standing Smeg fridge freezer and dishwasher, opening to...

**Utility Area** 4'8" x 5'6" (1.42m x 1.68m).

With matching units to the kitchen, worktop areas, washing machine, matching tiled floor, composite entrance door giving access to the side of the property.



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**Living Room** 15'2" x 11'6" (4.62m x 3.5m). Featuring a large bay window with patio doors giving access to the rear garden, feature mosaic tiled wall, venetian plaster to the remaining walls, two tall column radiators, immaculately decorated, a great entertaining space with access to the rear garden.

#### Stairs to Landing

**Master Bedroom** 13'4" x 11'1" (4.06m x 3.38m). Fitted with Sharps wardrobes with sliding doors, newly carpeted, feature column radiator.



**En Suite** 5'9" x 5'9" (1.75m x 1.75m). Featuring contrasting tiles to the walls and floor, comprising white suite, wash hand basin, low flush w/c.

**Bedroom** 8'4" x 8'11" (2.54m x 2.72m). With a range of Sharp fitted wardrobes and bed surround, double glazed window, double panel radiator, new carpet.

**Bedroom** 8' x 11'5" (2.44m x 3.48m). With double glazed window giving views over the rear garden, Sharps fitted wardrobes, newly carpeted.



**Bedroom** 8'11" x 11'5" (2.72m x 3.48m). With double glazed window, central heating radiator.

**Bathroom** 8'2" x 6'1" (2.5m x 1.85m). With panelled bath with mixer tap, half tiled walls, double panelled radiator.

#### **Outside**

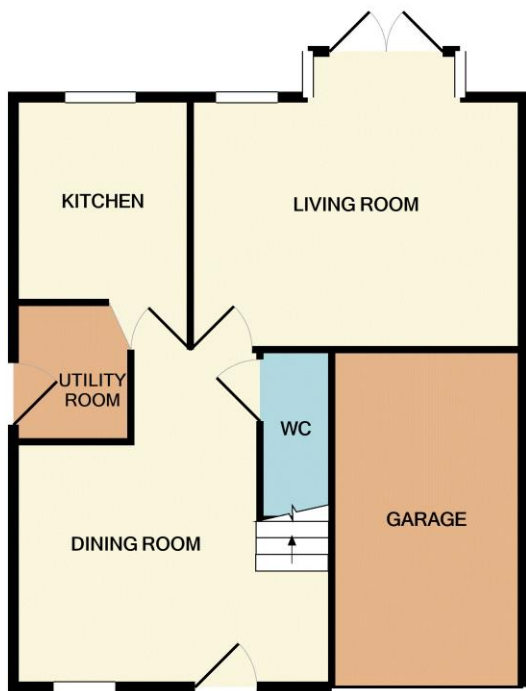
To the front of the property, driveway for two cars, small lawn area which is nicely planted, garage with power and light, outside tap. Private rear garden with lawn and patio area which can be accessed from both the living room and the side of the property, low maintenance garden, a good entertaining space.

**Council Tax Band** - D

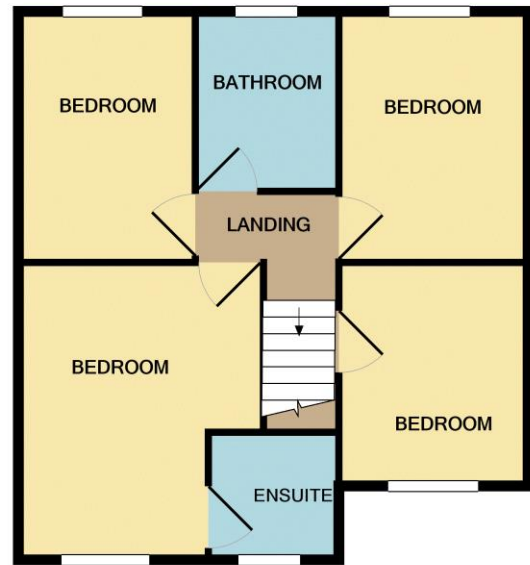
**Tenure** - To be advised

**Viewing** - By appointment through Holroyd Miller





GROUND FLOOR  
APPROX. FLOOR  
AREA 629 SQ.FT.  
(58.5 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 543 SQ.FT.  
(50.5 SQ.M.)

TOTAL APPROX. FLOOR AREA 1173 SQ.FT. (109.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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