



Stannard Well Lane,  
Horbury, Wakefield,  
West Yorkshire, WF4 6BJ

Asking Price:  
£470,000

Holroyd Miller have pleasure in offering for sale this impressive mature extended detached family home occupying a pleasant cul de sac position within walking distance of Horbury village and its bustling high street. Only an internal inspection can fully reveal the spacious and well-planned interior which briefly comprises outer entrance porch leading to reception hallway with open staircase, living room with feature fire, formal dining room opening to conservatory overlooking the rear garden, well-appointed kitchen with a range of hand painted shaker style units, a comprehensive range of appliances, utility/cloakroom/wc, adjacent family room. To the first floor, three double bedrooms with master bedroom having ensuite bathroom with separate shower, walk-in wardrobe, spacious house bathroom with feature free standing bath and separate shower. Second floor loft bedroom with Velux roof light, an ideal teenage annex. Outside, attractive block paved driveway provides off street parking together with detached brick built single car garage, pathway to the side leads to delightful cottage style garden with lawn, well stocked flowering borders, pleasant seating area and adjacent vegetable garden. An enviable location offering excellent family accommodation which must be viewed, easy access to the motorway network, and local schools.

### Outer Entrance Porch

Leading to...

### Reception Hallway

With understairs storage cupboard, open staircase, central heating radiator.

**Living Room** *11'10" x 11'10" (3.6m x 3.6m)*. Situated to the front with feature gas stove set on hearth with cornicing to the ceiling, double panel radiator, double glazed window.

**Formal Dining Room** *13' x 11'7" (3.96m x 3.53m)*.

With tiled floor, two central heating radiators, opening to...

**Conservatory** *13'3" x 9'1" (4.04m x 2.77m)*. Being double glazed with French doors leading onto the rear garden, tiled floor.

**Kitchen** *14'4" x 9'11" (4.37m x 3.02m)*.

Fitted with a matching range of hand painted white oak shaker style fronted wall and base units, granite worktops, undermounted stainless steel sink unit, single drainer with mixer tap unit, built in wine fridge, fridge and freezer, feature Range oven with extractor hood over, double glazed window and rear entrance door.

### Cloakroom

With wash hand basin, low flush w/c, tiling, Bison central heating boiler, double glazed window.

**Adjacent Family Room** *15'9" x 9'8" (4.8m x 2.95m)*.

Situated to the front of the property with double glazed window, laminate wood flooring, downlighting to the ceiling, single panel radiator.

### Stairs lead to...

#### First Floor Landing

With balustrade, double glazed window.

**Bedroom to Rear** *13' x 10'11" (3.96m x 3.33m)*.

With laminate wood flooring, double glazed window, single panel radiator.

**Bedroom to Front** *11'11" x 12' (3.63m x 3.66m)*.

A good size double bedroom with laminate wood flooring, coving, double glazed window, single panel radiator.

### House Bathroom

Furnished with modern white suite with feature free standing bath with mixer shower tap, separate large corner shower with Triton electric shower, pedestal wash basin, low flush w/c, downlighting to the ceiling, tiling, heated towel rail.

**Master Bedroom to Front** *18'9" (5.71) x 9'9" (2.96) narrowing to 6'1" (1.86)*.

With laminate wood flooring, double glazed window, three wall light points, walk-in wardrobe, central heating radiator.

### Ensuite Bathroom

Furnished with modern white suite with wash hand basin, low flush w/c, panelled bath, separate corner shower cubicle, tiling, double glazed window, chrome heated towel rail.

### Stairs lead to...

**Second Floor Loft Bedroom** *18'8" x 12' (5.7m x 3.66m)*.

With double glazed window, restricted head room, eaves access, double glazed Velux roof light, polished wood floor, central staircase with balustrade, two central heating radiators.

### Outside

Attractive block paved driveway to the front provides ample off-street parking with detached brick built single car garage (5.85m x 2.76m) with storage above, up and over door, double glazed window and pedestrian rear entrance door, pathway to the side leads to delightful cottage style garden being mainly laid to lawn with well stocked flowering borders, gravelled seating area and paved patio area, adjacent vegetable garden, outside cold water tap.

### Council Tax Band E

### Tenue Freehold

Viewing By appointment through Holroyd Miller







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B		81
(69-80)	C	69	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

GROUND FLOOR  
833 sq.ft. (77.4 sq.m.) approx.



1ST FLOOR  
734 sq.ft. (68.2 sq.m.) approx.



2ND FLOOR  
465 sq.ft. (43.2 sq.m.) approx.



TOTAL FLOOR AREA: 2032 sq.ft. (188.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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