



Woodlands, Horbury

Wakefield, West Yorkshire, WF4 5HH

Asking Price:
£269,950

Holroyd Miller have pleasure in offering for sale this surprisingly spacious three bedroom semi-detached house occupying a pleasant cul de sac position on the edge of Horbury village and its bustling high street. Only an internal inspection can fully reveal the well-proportioned accommodation on offer which includes gas fired central heating, double glazing and comprises entrance to breakfast kitchen, being well appointed with adjacent family room (former garage) spacious lounge dining room to the rear with French doors leading onto the rear garden. To the first floor, three good sized bedrooms, bathroom with modern white suite, separate w/c. Outside, off street parking to the front, to the rear, pleasant enclosed mainly laid to lawn garden with paved patio area. A truly delightful family home in this ever sought after village location with easy acces to the motorway network for those travelling throughout the region.



Entrance To Breakfast Kitchen

Fitted with a matching range of cream fronted wall and base units, contrasting worktop areas, stainless steel sink unit, single drainer, tiling between the worktops and wall units, under-stairs storage, double glazed window and entrance door.

Family Room 15'7" x 7'9" (4.75m x 2.36m). Formerly the garage, now providing an excellent reception room with double glazed window to the front, central heating radiator.



Lounge/Dining Room 21'5" x 11'9" (6.53m x 3.58m). A light and airy room situated to the rear with double glazed window and French doors leading onto the rear garden, laminate wood flooring, central heating radiator.



Stairs lead to First Floor Landing

Bedroom to Rear 9'6" x 10'4" (2.9m x 3.15m). With double glazed window, central heating radiator.

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Bedroom to Front 9'6" x 8'3" (2.9m x 2.51m). Having fitted cupboards and eaves access, double glazed window, single panel radiator.

Bedroom to Rear 11'7" x 10'2" (3.53m x 3.1m). With double glazed window with open views, single panel radiator.

Separate WC

With low flush w/c, double glazed window, half tiled walls.



House Bathroom

Furnished with modern white suite with wash hand basin set in vanity unit, inset bath electric shower and shower screen, tiling, double glazed window, central heating radiator.

Outside

To the front, driveway providing ample off-street parking. To the rear, pleasant enclosed mainly laid to lawn garden with flowering border and patio area.



Council Tax Band - C

Tenure - Freehold

Viewing - By appointment through Holroyd Miller



GROUND FLOOR

1ST FLOOR



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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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		83
(69-80)	C		
(55-68)	D		
(39-54)	E	48	
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

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