



## South Avenue, Horbury

Wakefield, West Yorkshire, WF4 5JX

Asking Price:

£159,950

Holroyd Miller have pleasure in offering for sale this three bedroom semi detached house with attached garage, standing on a generous plot on the outskirts of Horbury village centre and its excellent range of amenities. The property is in need of updating works, however the well planned accommodation briefly comprises entrance hallway, through living room with patio doors leading onto the rear garden, separate dining room, kitchen, rear entrance lobby with ground floor cloakroom/wc. To the first floor, three bedrooms, house bathroom. Outside, attached garage, driveway provides ample off street parking, generous patio area to the rear with fish pond and further extensive lawn garden area beyond. Offered with immediate vacant possession, located within easy reach of local amenities and access to the motorway network. Ideal for the first time buyer or investor.



### Entrance Hall

With double glazed entrance door, stairs to first floor.

### Through Lounge *18'6" x 10'6" (5.64m x 3.2m).*

With double glazed window to the front, sliding double glazed patio doors leading onto the rear garden, feature fire surround with dark timber polished wood mantle, living flame gas fire, central heating radiator.

### Dining Room *11'4" x 10'5" (3.45m x 3.18m).*

Situated to the front of the property with double glazed window, laminate wood flooring, central heating radiator.

### Kitchen *10' x 7'9" (3.05m x 2.36m).*

Fitted with a matching range of beech effect fronted wall and base units, worktop areas, stainless steel sink unit, single drainer, tiling between the worktops and wall units, gas point for cooker, plumbing for automatic washing, two double glazed windows, useful understairs storage cupboard.



### Rear Entrance Lobby

With double glazed entrance door.

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### Cloakroom

Having low flush w/c, double glazed window.

### Stairs lead to First Floor Landing

With airing/cylinder cupboard, double glazed window, single panel radiator.

### Bedroom to Front *10'5" x 9'6" (3.18m x 2.9m).*

With double glazed window.

### Bedroom to Rear *8'10" x 7'5" (2.7m x 2.26m).*

With laminate wood flooring, double glazed window.



### Separate WC

With low flush W/C.

### House Bathroom

Furnished with white suite comprising pedestal wash basin, panelled bath with Triton electric shower over, tiling, double glazed window, single panel radiator.

### Bedroom to Front *12'7" x 11'5" (3.84m x 3.48m).*

Having built in wardrobe over the staircase, single panel radiator.



### Outside

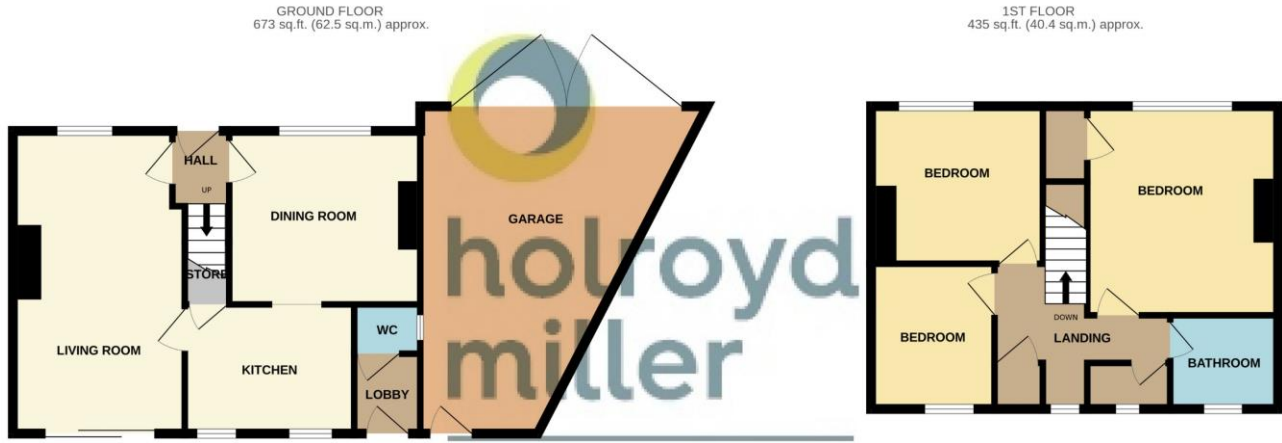
The property occupies a generous corner position with mainly lawn garden to the front, driveway provides off street parking and leads to attached single car garage with up and over door (5.22m narrowing to 2.14m x 5.96m). To the rear, paved patio area with fishpond, further paved patio and extensive lawn garden with conifer screening, greenhouse and garden shed.




### Council Tax Band - B

Tenure - Freehold

Viewing - By appointment through Holroyd Miller



TOTAL FLOOR AREA : 1108 sq.ft. (102.9 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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| Energy Efficiency Rating                           |          |                                                                                                               |
|----------------------------------------------------|----------|---------------------------------------------------------------------------------------------------------------|
|                                                    | Current  | Potential                                                                                                     |
| <i>Very energy efficient - lower running costs</i> |          |                                                                                                               |
| (92+)                                              | <b>A</b> |                                                                                                               |
| (81-91)                                            | <b>B</b> | <b>87</b>                                                                                                     |
| (69-80)                                            | <b>C</b> |                                                                                                               |
| (55-68)                                            | <b>D</b> |                                                                                                               |
| (39-54)                                            | <b>E</b> | <b>49</b>                                                                                                     |
| (21-38)                                            | <b>F</b> |                                                                                                               |
| (1-20)                                             | <b>G</b> |                                                                                                               |
| <i>Not energy efficient - higher running costs</i> |          |                                                                                                               |
| England, Scotland & Wales                          |          | EU Directive 2002/91/EC  |

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Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract