



6 Castle Grove, Horbury,
Wakefield, West Yorkshire, WF4 5DX

Asking Price:
£239,950

Holroyd Miller have pleasure in offering for sale this well presented three-bedroom semi-detached house, having large conservatory extension to the rear and occupying a pleasant corner position on this popular and convenient cul de sac on the outskirts of Horbury village. The well planned interior has both gas fire central heating, PVCu double glazing and comprising entrance hall with doors leading through to spacious through lounge dining room with feature fire place, Karndean flooring to the dining area, double glazed bay window, well-appointed kitchen with a range of high gloss cream fronted wall and base units, built in oven and hob with extractor hood over, large conservatory extension with French doors leading onto the rear garden. To the first floor, house bathroom furnished with modern white suite with shower over bath, three good sized bedrooms. Outside, the property occupies a corner position with attractive block paved driveway leading to single car garage, gardens to three sides with neat, paved patio area retaining a high degree of privacy. Located within easy reach of Horbury village and its bustling high street of independent shops, yet providing easy access to the motorway network, local schools, easy access to Wakefield city centre and its local train station. Offered with No Chain. An internal inspection is essential.

Entrance Hall

With double glazed entrance door, central heating radiator, stairs to first floor, bi-folding doors lead through to...

Through Lounge Dining Room 25'1" (7.65) x 11'11" (3.63) narrowing to 7'4" (2.24) to dining area.

Dining area having Karndean flooring, living room with feature fire surround, built in understairs storage, double glazed feature bay window, central heating radiator.

Kitchen 9'1" x 7'2" (2.77m x 2.18m).

Fitted with a matching range of cream high gloss fronted wall and base units, contrasting worktop areas, colour co-ordinated sink unit with monobloc tap fitment, fitted double oven and hob with extractor hood over, plumbing for automatic machine, double glazed window.

Conservatory 13'4" x 10'2" (4.06m x 3.1m). With French doors leading from the living room, being double glazed with French doors leading onto the garden, two wall light points.

Stairs lead to First Floor Landing

With built in storage cupboard.

House Bathroom

Comprising pedestal wash basin, low flush w/c, panelled bath with shower over and shower screen, tiling, double glazed window, chrome heated towel rail.

Bedroom to Rear 11'11" x 9'6" (3.63m x 2.9m).

With double glazed window, central heating radiator.

Bedroom to Front 12'11" x 8'10" (3.94m x 2.7m).

With double glazed window, central heating radiator.

Bedroom to Front 7'5" x 6' (2.26m x 1.83m).

With double glazed window, central heating radiator.

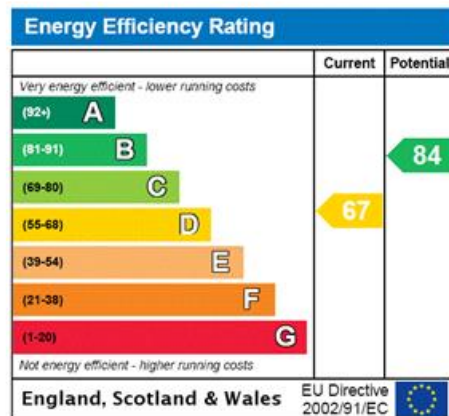
Outside

The property occupies a corner position with neat lawn gardens to the front with flowering borders, attractive block paved driveway provides ample off street parking, leading to single car garage with automated up and over door with power and light laid on, neat paved patio area retaining a high degree of privacy. To the rear further lawn garden area with mature trees and shrubs.

Council Tax Band: C

Tenure: Freehold

Viewing: By appointment through Holroyd Miller



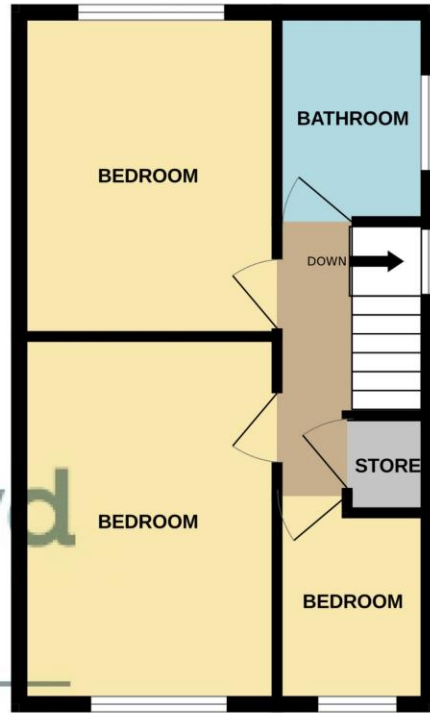




GROUND FLOOR
516 sq.ft. (48.0 sq.m.) approx.



1ST FLOOR
370 sq.ft. (34.4 sq.m.) approx.



TOTAL FLOOR AREA : 886 sq.ft. (82.4 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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