



Dudfleet Lane, Horbury

Wakefield, West Yorkshire, WF4 5EX

Asking Price:
£270,000

Holroyd Miller have pleasure in offering for sale this well presented and proportioned three-bedroom detached house, occupying a convenient position on the edge of Horbury village and its excellent range of amenities. The property has gas fired central heating, PVCu double glazing and comprises side entrance reception hallway, spacious living room with feature fireplace, kitchen/diner with door leading onto the rear garden with built in oven and hob and extractor, integrated fridge, ground floor modern combined shower room. To the first floor, landing with built in storage, three good sized bedrooms, master bedroom having a comprehensive range of built in wardrobes. Outside, the property is set well back from the road with garden area, driveway providing ample off-street parking leading to detached garage. To the rear generous size garden with mainly laid to lawn with mature trees shrubs and substantial greenhouse retaining a high degree of privacy with additional vegetable garden. A truly enviable home which is light and airy located conveniently for local amenities including schools, easy access to the motorway network and located on the westside of Wakefield city centre. Offered with No Chain, Viewing Essential.



Entrance Reception Hallway

With double glazed entrance door and window, double panel radiator.

Living Room 17' x 11'5" (5.18m x 3.48m). Having large double glazed picture window making this a light and airy room with tiled fire surround and hearth with living flame gas fire, two double panel radiators.

Kitchen/Diner 15'3" max x 10'6" (4.65m max x 3.2m). Fitted with a matching range of light oak fronted wall and base units, contrasting worktop areas, stainless steel sink unit, single drainer, fitted oven and hob with extractor hood over, integrated fridge, plumbing for automatic washing machine, splashback between the worktops and wall units, Vaillant central heating boiler, understairs storage, double glazed window to the side, double glazed window and door leading onto the rear garden, central heating radiator.

Combined Shower Room

Furnished with modern white suite with wash hand basin set in vanity unit, low flush w/c, dual walk-in shower with Raindance shower head, double glazed window, chrome heated towel rail.



For additional information and full photo gallery please visit www.holroydmiller.co.uk



Stairs lead to...

First Floor Landing

With built in storage cupboard.

Bedroom to Front 14'10" (4.52) x 9'10" (3.00) opening to 11'5" (3.48).

Having built in fitted wardrobes and cupboards, double glazed window, double panel radiator.

Bedroom to Rear 12'1" x 8'4" (3.68m x 2.54m).

Having built in storage cupboard, double glazed window, single panel radiator.

Bedroom to Rear 9'2" x 8'3" (2.8m x 2.51m).

A good sized third bedroom with double glazed window overlooking the rear garden, single panel radiator.



Outside

The property is set well back from the road with lawn garden to the front with mature shrubs. Driveway to the side provides ample off-street parking and leads to single car garage (6.03m s 3.08m) with up and over door, power and light laid on, personnel side entrance door. To the rear, large garden with paved patio, shaped lawn garden area with mature trees and shrubs retaining a high degree of privacy. Further garden area formally used as a vegetable garden with substantial greenhouse retaining a high degree of privacy. Please note the property has PVCu fascia's and soffits.



Council Tax Band - C

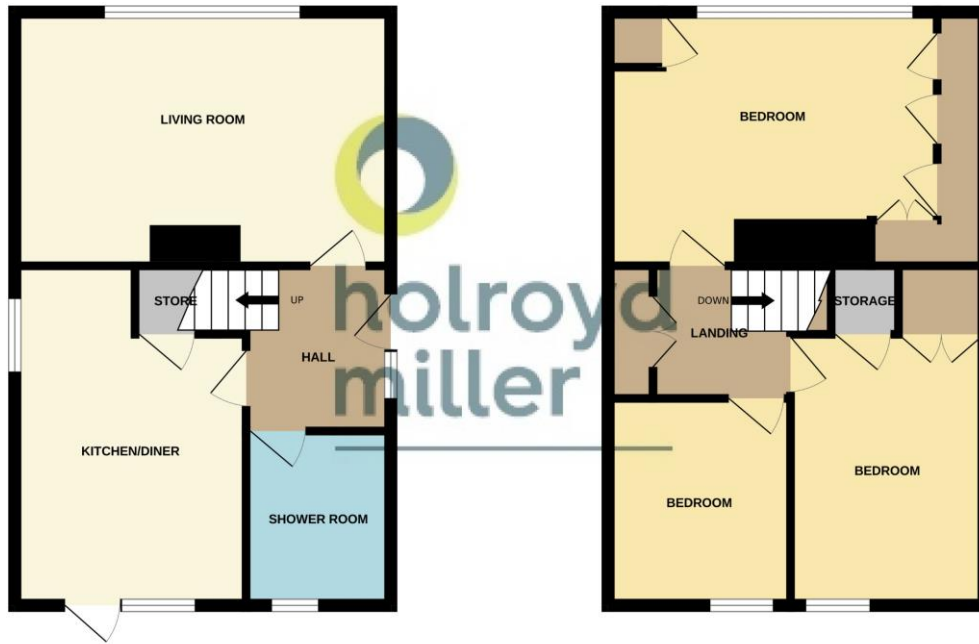
Tenure - Freehold

Viewing - By appointment through Holroyd Miller



GROUND FLOOR
450 sq.ft. (41.8 sq.m.) approx.

1ST FLOOR
445 sq.ft. (41.4 sq.m.) approx.



TOTAL FLOOR AREA: 896 sq.ft. (83.2 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.
Made with Metropix ©2024

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		81
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

For additional information and full photo gallery please visit
www.holroydmiller.co.uk

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