



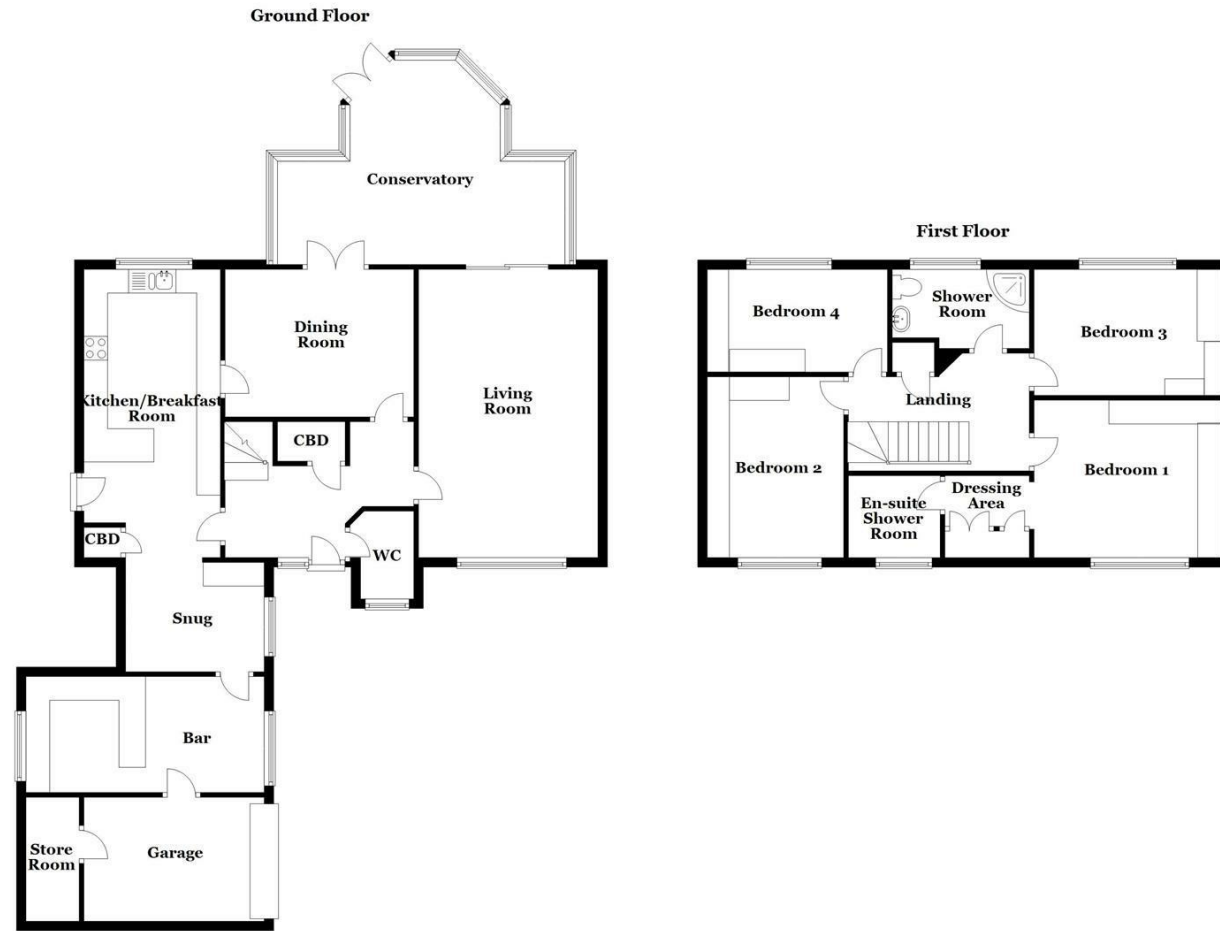
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## 7 Highfield Grange, Horbury, Wakefield, WF4 5LT

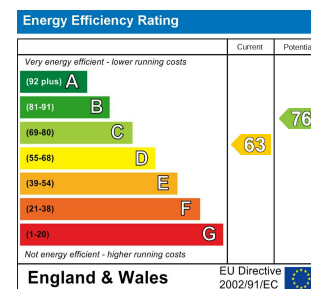
### For Sale Freehold Offers In The Region Of £580,000

Located on a prime position in the sought after village of Horbury and enjoying a cul-de-sac location is this four bedroom detached family home, well appointed throughout with spacious accommodation benefitting from integral garage, ample off road parking and a larger than average landscaped rear garden. Offered to the market with no onward chain.

The property briefly comprises of entrance hall, downstairs w.c., understairs storage, spacious living room with feature fireplace, conservatory, dining room and bespoke kitchen/breakfast room with integrated appliances, snug, built in bar and integral garage with store room. The first floor landing leads to three piece house shower room, four well proportioned bedrooms, all with fitted wardrobes within, with the principal bedroom boasting dressing area and en suite shower facilities. Outside to the front, a double tarmac driveway provides ample off road parking leading to the single integral garage and an artificial lawn with seating area. A cast iron gate provides access down a paved pathway leading into the larger than average landscaped rear garden with numerous patio areas, perfect for al fresco dining overlooking the attractive lawned garden with planted borders incorporating large timber summerhouse with jacuzzi spa within, timber lean-to shed, enclosed by timber panelled surround fences on all three sides.

The property is within walking distance to the local amenities and schools within the sought after village of Horbury, with main bus routes running to and from Wakefield city centre. The M1 motorway is only a short distance away, perfect for the commuter looking to travel further afield.

Only a full internal inspection will reveal all that's on offer at this quality home and an early viewing comes highly recommended.



#### FREE MARKET APPRAISAL

If you are thinking of making a move then take advantage of our FREE market appraisals, with the knowledge that we have been selling houses for the people of the WF postcodes for over 50 years.

#### PROPERTY ALERTS

Make sure you keep up to date with all new properties in your price range in the particular area you have in mind by registering your details with us.

#### CONVEYANCING

Richard Kendall Estate Agent is proud to have their own panel of solicitors offering a comprehensive service to our clients requiring Conveyancing services. This service enables Richard Kendall Estate Agent to work hand in hand with our solicitors and our mortgage brokers to ensure the legal process of buying or selling your homes is as seamless as possible.

#### IMPORTANT NOTE TO PURCHASERS

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements to enable them to obtain exact details for the purpose of fitted carpets. Please note that none of the appliances mentioned in our brochures i.e. gas boilers, heaters, cookers, refrigerators etc. have been checked or tested and cannot be guaranteed to be in working order. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller.

#### MORTGAGES

Did you know that we have our own specialist mortgage consultants who can provide you with free independent advice and information regarding your house purchase and everything it entails, from budget planning to finding the best mortgage available to you\*

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\*your home may be repossessed if you do not keep up repayments on your mortgage



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**ACCOMMODATION**

**ENTRANCE HALL**

Two UPVC double glazed windows to the side of the door to the front, staircase to the first floor landing, Amtico flooring, central heating radiator, coving to the ceiling and doors leading to the kitchen/breakfast room, downstairs w.c., living room, dining room and small door to understairs storage cupboard.

**W.C.**

Concealed low flush w.c., wall hung wash basin with mixer tap, chrome ladder style radiator, Amtico flooring, fully tiled walls and UPVC double glazed frosted window overlooking the front aspect.

**LIVING ROOM**

12'4" x 19'11" [3.76m x 6.08m]

Coving to the ceiling, two central heating radiators, laminate flooring, living flame effect gas fire on a granite hearth with wooden decorative surround and brushed stainless steel interior. UPVC double glazed window overlooking the front aspect and a set of UPVC double glazed sliding patio doors leading into the conservatory.



**CONSERVATORY**

7'2" [min] x 14'0" [max] x 19'10" [2.20m [min] x 4.29m [max] x 6.06m]

UPVC double glazed windows on all sides, set of UPVC double glazed French doors leading to the rear garden, ceiling fan, air conditioning unit, heater, laminate flooring and power and light within. Set of UPVC double glazed French doors leading into the dining room.



**DINING ROOM**

10'1" x 13'0" [3.09m x 3.97m]

Coving to the ceiling, inset spotlights to the ceiling, central heating radiator, Amtico flooring, door to the entrance hall and door to the kitchen/breakfast room.

**KITCHEN/BREAKFAST ROOM**

9'6" x 17'7" [min] x 19'11" [max] [2.91m x 5.37m [min] x 6.08m [max]]

Range of wall and base units with granite work surface over and granite upstanding above, stainless steel sink with drainer cut into the work surface with swan neck mixer tap, integrated AEG oven and grill with integrated AEG combi microwave, grill and oven with separate four ceramic hobs and large AEG extractor with downlights built in. Downlight built into the wall cupboards, breakfast bar with granite work surface and glass shelving over, integrated Miele coffee machine and built in pantry cupboards. Integrated fridge with separate freezer below, kick heater, UPVC double glazed window overlooking the rear aspect, door to the side aspect and timber door providing access into a utility cupboard housing the boiler with space and plumbing for a washing machine under the laminate work surface with tiled splash back above. Amtico flooring and feature archway providing access into the snug.

**SNUG**

7'6" x 9'8" [2.30m x 2.95m]

Storage cupboards, UPVC double glazed window overlooking the front aspect, wall mounted contemporary radiator, coving to the ceiling, Amtico flooring and timber door providing access into the bar.

**BAR**

8'0" x 16'5" [2.44m x 5.02m]

Full working bar with pumps, stools, built in fridge, fixed shelving, freestanding electric fire, UPVC double glazed windows overlooking the front and rear aspect and door providing access into the garage.



**GARAGE**

8'6" x 12'7" [2.61m x 3.86m]

Built in benches, manual up and over door to the front, timber door to the rear providing access to store room, power and light within.

**STORE**

5'0" x 8'5" [1.53m x 2.59m]

Power and light within.

**FIRST FLOOR LANDING**

Loft access, coving to the ceiling, doors to four bedrooms, house shower room and airing cupboard with fixed shelving within.

**BEDROOM ONE**

12'4" x 10'11" [3.76m x 3.34m]

UPVC double glazed window overlooking the front elevation, central heating radiator, range of fitted wardrobes with fitted storage cupboards. Feature archway providing access into the dressing area.



**DRESSING AREA**

Built in single wardrobe and double doors providing access into double fitted wardrobe. Door to the en suite shower room.

**EN SUITE SHOWER ROOM/W.C.**

6'8" x 5'6" [2.04m x 1.70m]

Three piece suite comprising enclosed shower cubicle with glass door and mixer shower, low flush w.c. and wall hung wash basin with mixer tap, fully tiled walls and floor. UPVC cladding with chrome strips to the ceiling with inset spotlights within, extractor fan to the ceiling, chrome ladder style radiator and UPVC double glazed frosted window overlooking the front elevation.

**BEDROOM TWO**

9'8" x 12'6" [2.95m x 3.83m]

UPVC double glazed window overlooking the front elevation, central heating radiator, range of fitted wardrobes and fitted drawers.

**BEDROOM THREE**

12'4" x 8'8" [3.76m x 2.65m]

UPVC double glazed window overlooking the rear elevation, central heating radiator and range of high gloss wardrobes and dressing table.

**BEDROOM FOUR**

7'1" x 10'7" [2.17m x 3.25m]

UPVC double glazed window overlooking the rear elevation, range of fitted wardrobes and dressing table.

**SHOWER ROOM/W.C.**

5'4" x 9'1" [1.64m x 2.79m]

Three piece suite comprising enclosed curved corner shower cubicle with mixer shower, rain shower head and shower head attachment, low flush w.c. and wall hung wash basin with mixer tap. Fully tiled walls and floor, UPVC cladding with chrome strips to the ceiling with inset spotlights and ladder style radiator. UPVC double glazed frosted window overlooking the rear elevation.



**OUTSIDE**

To the front of the property is a double tarmac driveway providing off road parking leading to the single integral garage and a low maintenance artificial lawn with seating area. A paved pathway runs down the side of the garage through a cast iron gate accessing the rear garden. The rear garden is larger than average with a planted border with steps leading up to a timber wooden pergola with uplighting built in, perfect for entertaining and dining. A timber decked artificial lawned seating area with rope balustrade and built in planted borders, a timber lean-to shed and large timber summerhouse with double doors and single glazed windows with jacuzzi spa within. The rear garden is enclosed by timber panelled surround fences on all three sides.



**COUNCIL TAX BAND**

The council tax band for this property is F.

**FLOOR PLANS**

These floor plans are intended as a rough guide only and are not to be intended as an exact representation and should not be scaled. We cannot confirm the accuracy of the measurements or details of these floor plans.

**VIEWINGS**

To view please contact our Ossett office and they will be pleased to arrange a suitable appointment.

**EPC RATING**

To view the full Energy Performance Certificate please call into one of our local offices.