



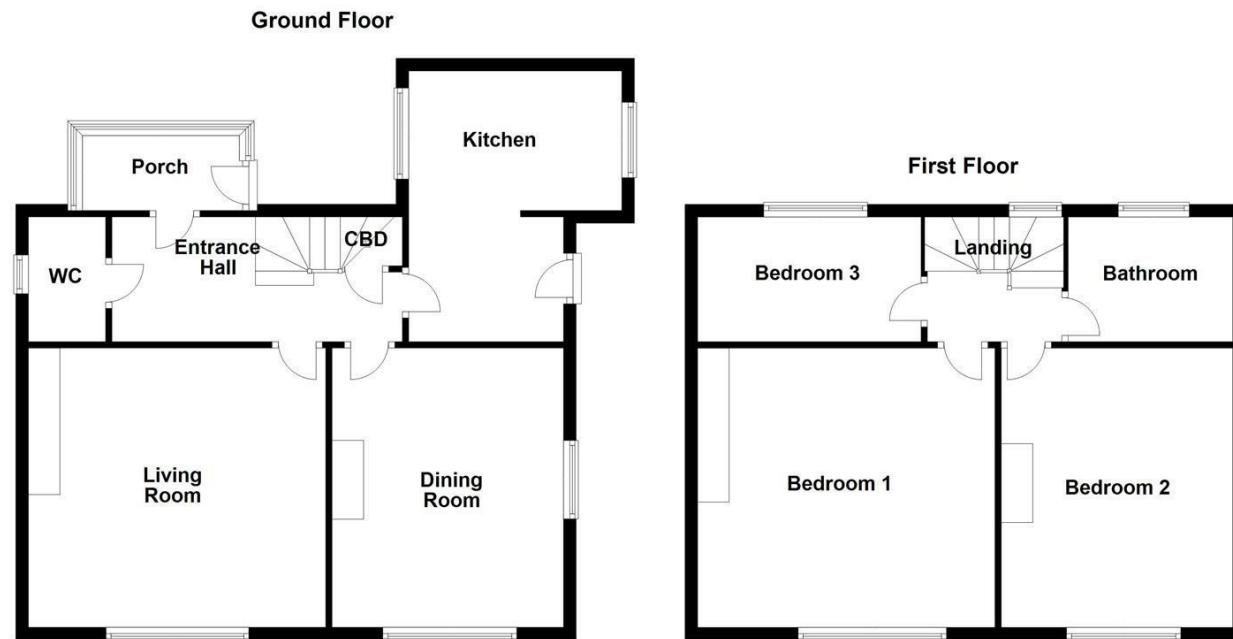
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## 1 Northfield Lane, Horbury, Wakefield, WF4 5DW

### For Sale Freehold Offers In The Region Of £550,000

Enjoying a large corner plot position is this three bed roomed Grade II listed detached cottage, formerly the home of the Architect John Carr, dating back to 1739. The property is in much desired area of Horbury town centre and sitting on substantial grounds extending towards 1/3 acres.

The property boasts plenty of character and original features throughout, briefly comprises of the rear porch, entrance hall, kitchen, downstairs w.c., living room and dining room. The first-floor landing leads to three double bedrooms and the house bathroom/w.c. Outside to the front, double timber gates provide access onto an L-shaped tarmac driveway furthered by a single detached garage. A Yorkshire stone paved pathway leads through arched trees to the attractive garden with raised patio area, perfect for al fresco dining. There is a large Yorkshire stone paved driveway furthering the off-road parking accessed via double timber gates to the side of the property with a second garage with timber doors

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.

An ideal opportunity for the working couple or family to acquire this fantastic spacious property offering a wealth of charm and character throughout, therefore an early viewing comes recommended.

#### 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.

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

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## ACCOMMODATION

### REAR PORCH

Timber entrance door, solid wooden floor, timber double glazed windows to three sides and solid wooden door leading into the entrance hall.

### ENTRANCE HALL

Solid wooden floor, central heating radiator, staircase to the first floor landing and doors to the downstairs w.c., living room, dining room, understairs storage and kitchen.



### KITCHEN

8'0" [min] x 11'0" [max] x 15'8" [2.44m [min] x 3.37m [max] x 4.78m]

Range of wall and base units with granite work surface over, Belfast ceramic sink and drainer with mixer tap, integrated oven and grill with four ring gas hob and cooker hood over. Display cabinets with glass shelving, integrated fridge and freezer, integrated washing machine and dishwasher. Integrated wine rack, inset spotlights to the ceiling, fully tiled floor, central heating radiator and two timber windows to the sides. Matching cupboard housing the combi condensing boiler. Solid wooden side entrance door.



### W.C.

4'0" x 6'7" [1.23m x 2.02m]

Low flush w.c., pedestal wash basin with two taps, timber double glazed frosted window to the side aspect, dado rail, solid wooden floor and central heating radiator.

### LIVING ROOM

14'7" x 15'5" [4.46m x 4.71m]

Gas fire inset into chimney breast with Yorkshire stone hearth, timber single glazed windows with aluminium sliding glazing behind and timber window seat below, original beams to the ceiling and central heating radiator.



### DINING ROOM

14'4" x 11'10" [4.39m x 3.62m]

Original timber beams to the ceiling, solid wooden floor, timber single glazed windows to the side and front with timber window seat, original decorative fireplace and central heating radiator.

### FIRST FLOOR LANDING

Timber double glazed frosted window to the rear elevation and doors to three bedrooms and the house bathroom.

### BEDROOM ONE

14'9" x 15'7" [4.50m x 4.75m]

Central heating radiator and timber single glazed window with aluminium sliding glazing behind and timber window seat.



### BEDROOM TWO

14'7" x 11'8" [4.47m x 3.56m]

Timber single glazed window overlooking the front elevation with aluminium sliding glazing behind and timber window seat, decorative fireplace and central heating radiator.



### BEDROOM THREE

11'6" x 6'10" [3.51m x 2.09m]

Timber double glazed window to the rear elevation and central heating radiator.

### BATHROOM/W.C.

8'3" x 6'6" [2.54m x 1.99m]

Three piece suite comprising panelled bath with central double taps and separate mixer shower, low flush w.c. and pedestal wash basin with two taps. Fully tiled floor and walls. Loft access, inset spotlights to the ceiling, timber double glazed frosted window overlooking the rear elevation and chrome ladder style radiator.

### OUTSIDE

Timber double swing gates provide access onto a paved L-shaped driveway providing off road parking for at least two vehicles and single detached garage (5.55m x 2.58m) with timber double doors, light within and timber work benches. There is a large rear lawn garden with raised patio area, perfect for entertaining and dining purposes and stone built outhouse with timber door and stone archway into the front garden with built in pond. There is a second driveway providing off road parking with three vehicles and single garage with manual up and over door, rear entrance door, power, light and UPVC window.



### COUNCIL TAX BAND

The council tax band for this property is E.

### 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.