



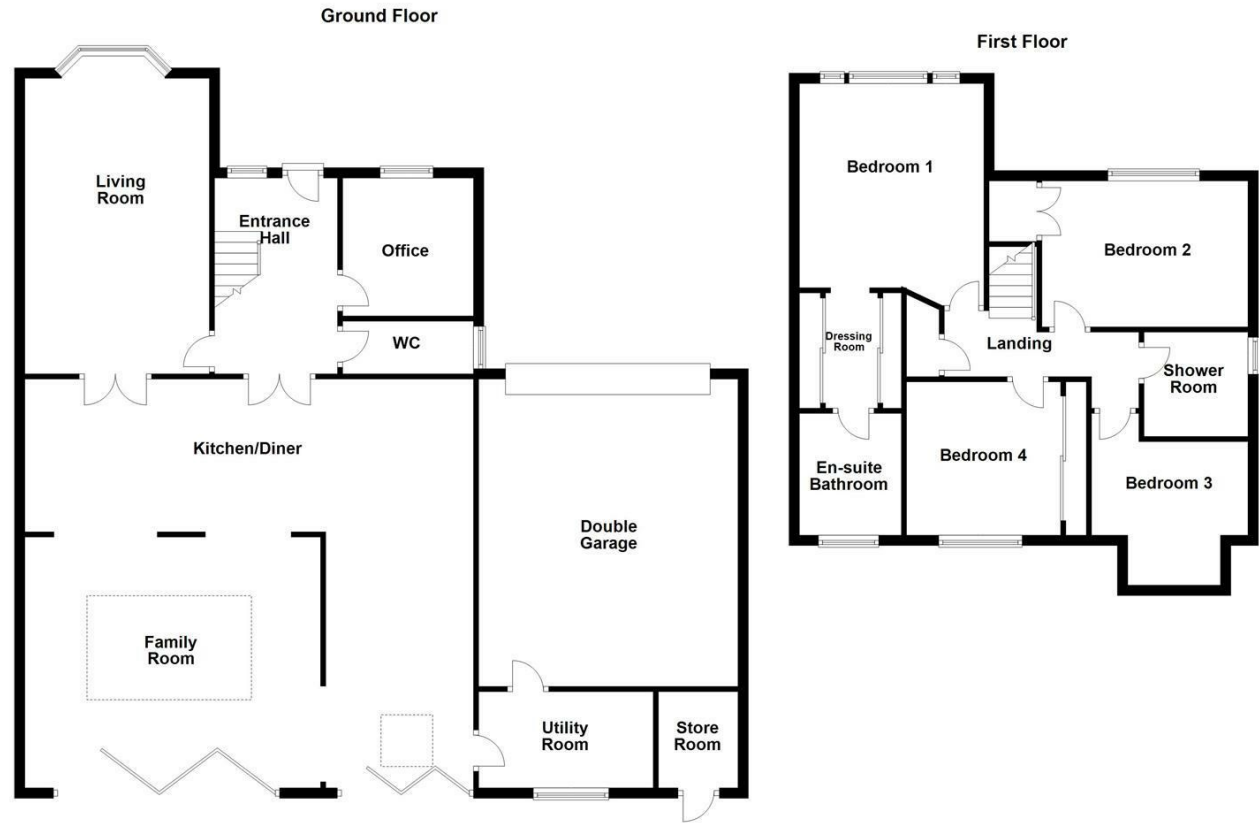
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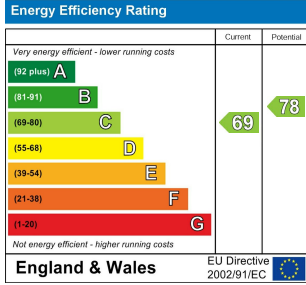
2 Highfield Grange, Horbury, Wakefield, WF4 5LT
For Sale Freehold Offers In The Region Of £770,000

Deceptive from the main roadside is this simply stunning family home having being heavily extended to the rear and enjoying a high degree specification throughout is this four double bedroom detached family home situated in this prime part of Horbury.

Benefitting from UPVC double glazing, a full alarm system and gas central heating with under floor heating to the ground floor, the property fully comprises of entrance hall, downstairs w.c. office, living room, bespoke contemporary kitchen/diner, family room with feature media wall, multi-fuel burner, feature lantern roof with aluminium bi-folding doors off, utility room and double garage. Stairs to the first floor lead to four well proportioned double bedrooms, bedroom one with walk in dressing room and en suite bathroom/w.c. Three further double bedrooms and modern shower room/w.c. Outside there is an attractive lawned garden with plants and shrubs bordering, as well as natural stone path to the front door and driveway providing parking for two vehicles leading to a double garage. To the rear there is a well attended landscaped garden incorporating large natural stone terrace patio area, ideal for outside entertaining purposes and enjoying a good degree of privacy incorporating plants, contemporary borders, fire pit and artificial lawned garden with outside lighting.

Horbury plays host to a range of amenities including shops and schools, with local bus routes nearby and having great access to the motorway network.

Only a full internal appraisal will fully reveal the high specification accommodation on offer and to avoid any disappointment.



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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Please ring us to arrange a mortgage advice appointment.

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

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.



ACCOMMODATION

ENTRANCE HALL

UPVC double glazed window to the front, coving to the ceiling, Amtico flooring, under floor heating and feature glass balustrade staircase to the first floor. Door to downstairs w.c., office, living room and double doors to the kitchen/diner.

W.C.

3'5" x 8'4" [1.05m x 2.56m]

Under floor heating, porcelain tiled floor, part tiled walls, wash basin over base unit with drawers, low flush w.c. and UPVC double glazed frosted window to the side.

LIVING ROOM

21'5" (into walk in bay window) x 11'10" [6.55m (into walk in bay window) x 3.62m]

Two radiators, coving to the ceiling, fuel effect gas fire.

OFFICE

8'4" x 8'7" [2.55m x 2.64m]

UPVC double glazed window to the front, coving to the ceiling and radiator.

KITCHEN/DINER

28'11" (max) x 9'9" (min) x 25'10" [8.83m (max) x 2.99m (min) x 7.89m]

Bespoke fitted contemporary kitchen designed by Rempp with contemporary gloss soft close wall and base units with stunning contemporary Corrian work surface over incorporating 1.5m sink Corrian and Corrian drainer with Quooker instant hot water tap and integrated soap dispenser with glass splash backs. Low level mood lighting, recess LED ceiling spotlights, integrated wine cooler, breakfast bar area, integrated Siemens touch screen electric hob and grill and twin combination microwaves with warming plates. Integrated full height fridge freezer and a second full height integrated fridge. Amtico flooring throughout, under floor heating, aluminium framed double glazed bi-folding door with fitted blinds to the rear, electric operated UPVC double glazed Velux window and integrated "Sonos" speaker system throughout. Squared archways into family room.



FAMILY ROOM

17'10" x 14'10" [5.46m x 4.54m]

Feature UPVC double glazed lantern roof, recess ceiling spotlights, integrated "Sonos" speaker system, feature media wall and multi-fuel burner, Amtico flooring throughout with under floor heating. Double glazed aluminium bi-folding doors with fitted blinds.



UTILITY ROOM

6'2" x 11'1" [1.89m x 3.40m]

Contemporary gloss wall and base units with work surface over incorporating stainless steel sink and drainer with mixer taps, plumbing for washing machine and space for dryer. UPVC double glazed window to the rear, recess LED ceiling spotlights, Amtico flooring and under floor heating. Door to double garage.

GARAGE

19'9" x 16'9" [6.02m x 5.11m]

Electric operated door, light and power.

FIRST FLOOR LANDING

Loft access, airing cupboard, coving to the ceiling and doors to four bedrooms and shower room/w.c.

BEDROOM ONE

13'6" (max) x 11'9" [4.13m (max) x 3.60m]

UPVC double glazed arch window to the front and window to side. Air conditioning unit, radiator and archway into walk in dressing room.



DRESSING ROOM

6'9" x 4'0" (up to wardrobes) [2.06m x 1.22m (up to wardrobes)]

Built in wardrobes to either side with sliding mirror doors. Door to contemporary en suite bathroom/w.c.



EN SUITE BATHROOM/W.C.

9'9" x 6'4" [2.99m x 1.95m]

Under floor heating, low flush w.c., pedestal wash basin, corner shower cubicle with mixer shower, fully tiled walls and floor. Villeroy and Boch panelled bath with mixer tap, heated towel radiator, recess ceiling spotlights and UPVC double glazed frosted window to one side.



BEDROOM FOUR

9'7" x 9'11" [2.94m x 3.04m]

Built in wardrobes to one side with sliding mirror doors. UPVC double glazed window to the rear and radiator.

BEDROOM THREE

12'10" x 9'2" [3.93m x 2.81m]

UPVC double glazed window to the front, radiator, laminate floor and built in double cupboard space.

SHOWER ROOM/W.C.

6'8" x 6'5" [2.05m x 1.98m]

Walk in shower with mixer shower and separate attachment. Fully tiled walls and floor. UPVC double glazed frosted window to the side, heated chrome towel radiator, recess LED spotlights, low flush w.c. and pedestal wash basin.

BEDROOM TWO

13'3" (max) x 9'11" (plus walk in area) [4.04m (max) x 3.03m (plus walk in area)]

UPVC double glazed window to the rear, air conditioning unit, radiator and laminate flooring.

OUTSIDE

To the front of the property there is an attractive lawned garden with plants and shrubs bordering with natural stone path to the front door, as well as outside lighting and CCTV. Double driveway providing off street parking leading to a double garage with electric operated door. To the rear there are bi-folding doors onto natural stone terrace patio incorporating stone built fire pit with attractive landscaped borders incorporating feature artificial lawned garden with a good degree of privacy and outside lighting. Accessed from the outside, next to the utility room is a door to outside storage.



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.