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1 Ashwood Grove, Horbury, WF4 5HY

For Sale Freehold Offers In The Region Of £350,000

A superb opportunity to purchase this extended three bedroom detached bungalow benefitting from two occasional loft rooms, driveway parking and an attractive enclosed rear garden.

The property briefly comprises of the porch, entrance hall, contemporary kitchen, living room, modern shower room, dining room, bedroom one, inner hallway leading to two further bedrooms and bathroom. Stairs lead to two occasional loft room, which could be used for a variety of purposes. Outside to the front is a lawned garden with planted borders and a driveway providing off road parking for two vehicles. To the rear is an enclosed garden with artificial lawned seating area, pebbled garden with planted features, greenhouse and timber shed.

Situated in the prime part of Horbury the property is well placed to local amenities including shops and schools, local bus routes are nearby and there is good access to the motorway network.

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

IMPORTANT NOTE TO PURCHASERS

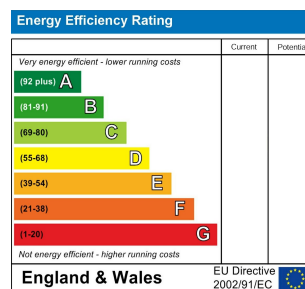
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements to enable them to obtain exact 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.

MORTGAGES

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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



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ACCOMMODATION

PORCH
14' x 5'10" [0.43m x 1.79m]
Composite side entrance door, tiled floor and door leading into the entrance hall.

ENTRANCE HALL
Coving to the ceiling, central heating radiator, feature archway providing access into kitchen, doors to the living room, shower room and dining room.

KITCHEN
8'11" x 7'3" [2.74m x 2.22m]
Range of wall and base high gloss units with laminate work surface over, 1 1/2 stainless steel sink and drainer with mixer tap, integrated oven and grill with four ceramic hobs and cooker hood, integrated fridge/freezer, integrated slimline dishwasher and integrated washing machine. Matching cupboard housing the boiler, UPVC double glazed window overlooking the front aspect and laminate flooring.

LIVING ROOM
11'3" x 16'2" [3.45m x 4.95m]
Coving to the ceiling, UPVC double glazed window overlooking the front aspect, central heating radiator and gas fire on a marble hearth with marble matching interior and surround. Door with staircase to the loft space.



SHOWER ROOM/W.C.
5'4" x 6'5" [1.64m x 1.98m]
Modern three piece suite comprising low flush w.c., vanity wash basin with chrome mixer tap and walk in shower cubicle with mixer shower. Fully tiled walls, UPVC double glazed frosted window overlooking the side aspect, inset spotlights and laminate flooring.



DINING ROOM
12'0" x 9'10" [3.67m x 3.01m]
Coving to the ceiling, UPVC double glazed window overlooking the rear aspect, dado rail, central heating radiator and doors to the hallway and bedroom one.



BEDROOM ONE
8'4" x 12'10" [2.55m x 3.93m]
Coving to the ceiling, inset spotlights, central heating radiator, UPVC double glazed window overlooking the rear garden and a range of fitted wardrobes providing a wealth of storage.



HALLWAY
Doors to two further bedrooms and bathroom. UPVC double glazed door leading to the rear garden.

BEDROOM TWO
8'8" [min] x 10'10" [max] x 9'4" [2.66m [min] x 3.31m [max] x 2.86m]
UPVC double glazed window overlooking the rear garden and central heating radiator.



BEDROOM THREE
6'11" x 8'9" [2.13m x 2.67m]
UPVC double glazed window overlooking the front aspect and central heating radiator.



BATHROOM/W.C.
5'9" x 6'9" [1.77m x 2.06m]
Three piece suite comprising panelled bath, low flush w.c. and pedestal wash basin. Central heating radiator, inset spotlights and extractor fan.



LOFT ROOM
12'9" x 9'3" [3.91m x 2.82m]
UPVC double glazed window overlooking the rear aspect, timber double glazed velux window to the pitch sloping ceiling, central heating radiator and small doors providing access into the eaves.

LOFT ROOM
12'10" x 9'10" [3.92m x 3.01m]
Timber double glazed velux window to the side, central heating radiator and doors providing access into the eaves.

OUTSIDE
To the front of the property is an attractive lawned garden with planted borders and a driveway providing off road parking for two vehicles. To the rear is an L-shaped artificial lawned sitting area overlooking a pebbled garden with plants and trees within, greenhouse and timber shed, surrounded by timber fencing and conifer hedging.



COUNCIL TAX BAND
The council tax band for this property is D.

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.