

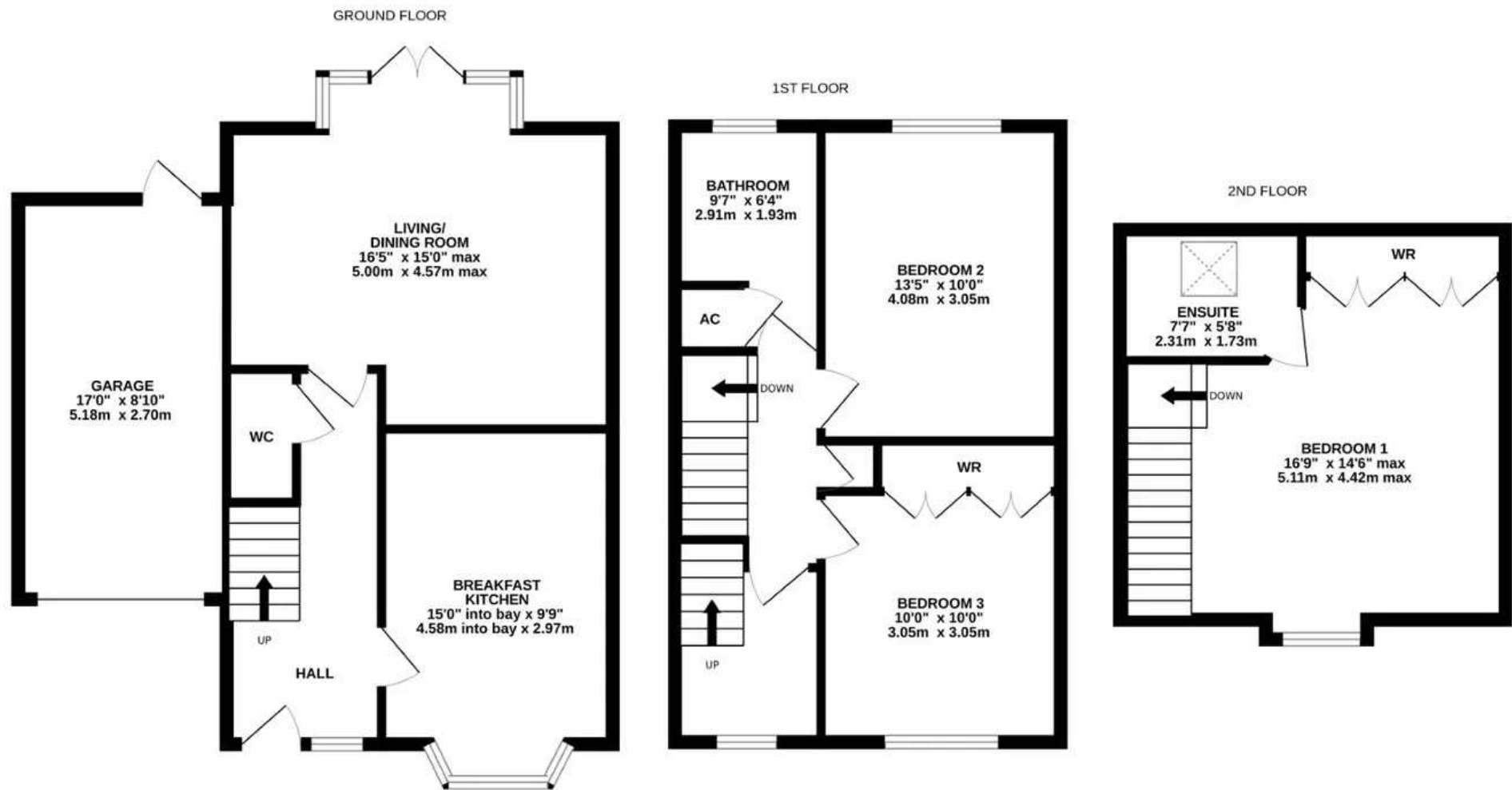


## Bittern Croft, Horbury

Wakefield

Offers in Region of **£250,000**





**BITTERN CROFT**

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



## Bittern Croft

Horbury, Wakefield

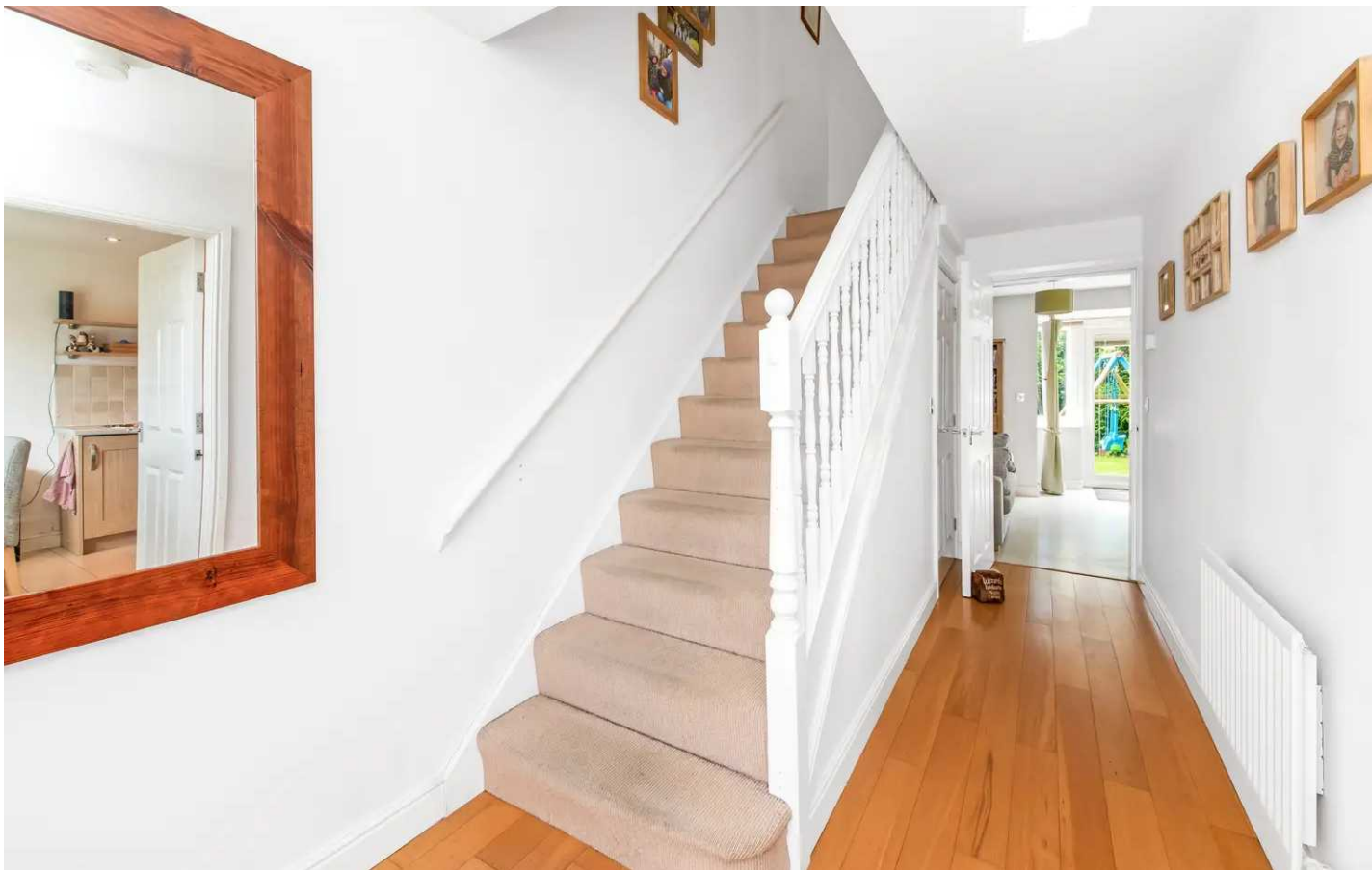
SITUATED IN A POPULAR RESIDENTIAL DEVELOPMENT AT HORBURY BRIDGE IS THIS WELL APPOINTED, THREE STOREY TOWNHOUSE, BOASTING THREE DOUBLE BEDROOMS, FABULOUS OPEN ASPECT VIEWS AND PRINCIPAL BEDROOM WITH EN-SUITE FACILITIES. THE PROPERTY IS IN A GREAT POSITION FOR ACCESS TO COMMUTER LINKS, A SHORT DISTANCE FROM AMENITIES AND IS IN CATCHMENT FOR WELL REGARDED LOCAL SCHOOLING.

The property accommodation briefly comprises of entrance, downstairs, W.C, open plan, living/dining room with French doors leading to the rear garden and the breakfast kitchen to the ground floor. The first floor there are two well-proportioned double bedrooms and a house bathroom with an office landing. To the second floor is a generous, proportioned double bedroom with en-suite, shower room facility. Externally there is a lawn garden and driveway to the front which leads to the attached garage, to the rear is an enclosed lawn garden with flagged patio and mature flower, tree and shrub beds.

Council Tax band: D

Tenure: Freehold





## GROUND FLOOR

### ENTRANCE HALL

Enter into the property through a double glazed composite front door with obscured glazed inserts into the entrance hall. The entrance hall has an adjoining double glazed window with obscured glass to the front elevation, fabulous oak flooring, a ceiling light point and radiator. There are multi panel timber doors providing access to the breakfast kitchen, open plan living dining room, downstairs W.C and a staircase rises to the first floor with wooden banister and traditional wooden balustrade.

### DOWNSTAIRS W.C

The downstairs W.C features a white two piece suite comprising of a pedestal wash hand basin with chrome taps and a low level W.C with push button flush. There is tiling to the splash areas, a radiator, extractor fan and a ceiling light point.





## BREAKFAST KITCHEN

15' 0" x 9' 9" (4.58m x 2.97m)

The breakfast kitchen room enjoys a great deal of natural light which cascades through the double glazed bay window to the front elevation with leaded detail inserts. There are pleasant open aspect views across rooftops and across the valley. There are inset spotlights, to the ceiling, a central ceiling light point over the breakfast dining area, a radiator and tiled flooring. The kitchen features a wide range of fitted wall and base units with shaker style cupboard fronts and with complimentary rolled edge worksurfaces over which incorporate a twin bowl inset sink and drainer unit with chrome mixer tap. The kitchen is well equipped with built in appliances which include a four ring gas hob with stainless steel splash back and canopy style cooker hood over, a built in fan assisted electric oven, integrated fridge and freezer unit, an integral dishwasher and an integrated AEG washer dryer. There is tiling to the splash areas, and under unit lighting.





### **OPEN PLAN LIVING DINING ROOM**

16' 5" x 15' 0" (5.00m x 4.57m)

As the photography suggests, the open plan living dining room is a generous proportioned reception room which features a double glazed bay window to the rear elevation with double glazed French doors providing access to the rear gardens. There is LVT flooring, two ceiling light points, a radiator and the focal point of the room is the electric fireplace with attractive inset, mantle and surround.





### FIRST FLOOR LANDING

Taking the staircase from the entrance hall, you reach the first floor landing which has a central ceiling light point and multi panel timber doors providing access to two well proportioned double bedrooms, the house bathroom, airing cupboard and enclosing the office landing space which leads to the staircase rising to the second floor.

### BEDROOM TWO

13' 5" x 10' 0" (4.08m x 3.05m)

As the photography suggests, bedroom two is a generous proportioned light and airy double bedroom which has ample space for freestanding furniture. The room features a bank of double glazed windows to the rear elevation, central ceiling light point and a radiator.

### BEDROOM THREE

10' 0" x 10' 0" (3.05m x 3.05m)

Bedroom three again, is a light and airy double bedroom which has ample space for freestanding furniture. There are fabulous open aspect views over rooftops far into the distance through the double glazed bank of windows to the front elevation with leaded detail inserts. There is a central ceiling light point, a radiator and a bank of high quality fitted wardrobes which have hanging rails and shelving in situ.

### HOUSE BATHROOM

9' 7" x 6' 4" (2.91m x 1.93m)

The house bathroom features a modern contemporary three piece suite which comprises of a panelled bath with shower head mixer tap, a low level W.C with concealed cistern and push button flush which incorporates two under unit vanity cupboards and a broad wash hand basin with vanity cupboard beneath and chrome mixer taps. There is attractive tiled flooring, mosaic tiling to the half level on the walls and splash areas, a bank of double glazed windows with obscured glass and mosaic tile to the sill, and a ceiling light point. Additionally, there is a radiator, extractor fan, and a useful toiletry and towels cupboard.





### OFFICE LANDING

The office landing space features a double glazed window with leaded detailing insert to the front elevation. There is a ceiling light point, a radiator and a plug point and a staircase then proceeds to the principal bedroom accommodation.

### BEDROOM ONE

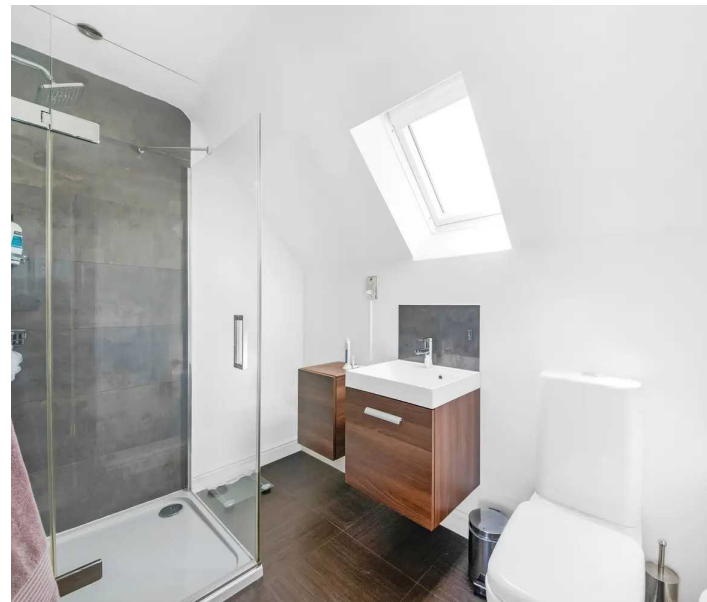
16' 9" x 14' 6" (5.11m x 4.42m)

Bedroom one is a fabulous proportioned double bedroom which has ample space for freestanding furniture and has the advantage of the elevated position of the property with panoramic open aspect views far into the distance. There is a double glazed bank of windows with leaded detailing to the front elevation, a ceiling light point, radiator and a loft hatch which provides access to a useful attic space. Additionally, the bedroom features floor to ceiling built in wardrobes which have hanging rails and shelving in situ. A multi panel door provides access to the en-suite shower room facilities.

### BEDROOM ONE EN-SUITE SHOWER ROOM

7' 7" x 5' 8" (2.31m x 1.73m)

The en-suite shower room features a modern contemporary three piece suite which comprises of a low level W.C with push button flush, a broad wall hung wash hand basin with chrome monobloc mixer tap and vanity cupboard beneath and a fixed frame walk in shower with thermostatic rainfall shower head. There is attractive tiled flooring and tiling to the splash areas, a chrome ladder style radiator and inset spotlighting to the ceilings. Additionally, there is a double glazed Velux window with obscured glass to the rear elevation, a shaver point, extractor fan and a vanity cupboard.





### FRONT EXTERNAL

Externally, to the front the property features a well-manicured garden with flowers, shrubs and a tree. There is a tarmac driveway leading to the attached single garage, there is a door canopy and flags by the front door.

### GARAGE

17' 0" x 8' 10" (5.18m x 2.70m)

The garage features a up and over door, there is lighting and power in situ and a cold water feed. There is also a pedestrian access door providing access to the rear garden.

### REAR EXTERNAL

Externally, to the rear the property features a garden which is predominantly laid to lawn with well stocked flower, shrub and tree borders. There is a flagged patio area creating an ideal space for alfresco dining and BBQing and there is a pedestrian access door leading to the attached garage. The rear garden is enclosed and with pleasant tree lined outlook.









## **ADDITIONAL INFORMATION**

Carpets, curtains, and certain other available extras may be available via separate negotiation.

### **BOUNDARY OWNERSHIP**

The boundary ownerships and tenure of the property have not been checked on the title deeds for any discrepancies or rights of way if any (This is a standard statement on all our brochures due to the Property Misdescription's Act)

### **COPYRIGHT**

Unauthorised reproduction prohibited.

### **FREE VALUATIONS**

If you are thinking of a move then take advantage of our FREE valuation service, telephone our nearest office for a prompt and efficient service.

### **CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008**

Simon Blyth for themselves and for the vendors or lessors of this property, whose agent they are, have made every effort to ensure the details given have been prepared in accordance with the above act and to the best of our knowledge give a fair and reasonable representation of the property. Please note:

1. There is a six inch measurement tolerance or metric equivalent and the measurements given should not be entirely relied upon and purchasers must make their own measurements if ordering carpets, curtains or other equipment.
2. None of the main services, i.e. gas, water, electricity, drainage, or central heating system (if any) have been tested in any way whatsoever. This also includes appliances which are to be left in situ by the vendors.

**PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES**

**FLOOR PLANS NOT TO SCALE - FOR IDENTIFICATION PURPOSES ONLY**

### **MAILING LIST**

Keep up to date with all our new properties. Let us know your price range, the area and type of home you require by registering on our mailing list.

## **MORTGAGE ADVICE**

Simon Blyth Estate Agents understand that getting appropriate mortgage advice is a crucial part of the home buying process. Finding a suitable mortgage has always been something of a daunting experience which is why we would like to introduce you to our independent mortgage advisors. They provide tailored mortgage solutions through a wealth of experience in the mortgage and property market and offer access to the full unrestricted range of products available.

Our advisors are dedicated to providing ongoing guidance and advice throughout the entire house purchase process keeping you, your estate agent and solicitor involved with continual updates on the progress. Once in your new home they will be available for ongoing support to build a long term relationship for your future mortgage planning. Your home may be repossessed if you do not keep up repayments on your mortgage.

For friendly expert advice on your mortgage requirements, or to discuss the potential of making your ideas a reality then please call in or phone for a chat.

### **OFFICE OPENING TIME**

#### **7 DAYS A WEEK**

Monday to Friday - 8.45 to 17:30

Saturday - 9:00 to 14:00

Sunday - 11:00 to 13:00

Details printed 17/07/2024.





## Simon Blyth Estate Agents

01924 361631

[Wakefield@simonblyth.co.uk](mailto:Wakefield@simonblyth.co.uk)

[www.simonblyth.co.uk/](http://www.simonblyth.co.uk/)

Wakefield	Huddersfield	Holmfirth	Kirkburton	Penistone	Sheffield	Barnsley	Pontefract	Leeds	Halifax
01924 361631	01484 651878	01484 689689	01484 603399	01226 762400	01143 216 590	01226 731 730	01977 800259	0113 4689331	01422 417000