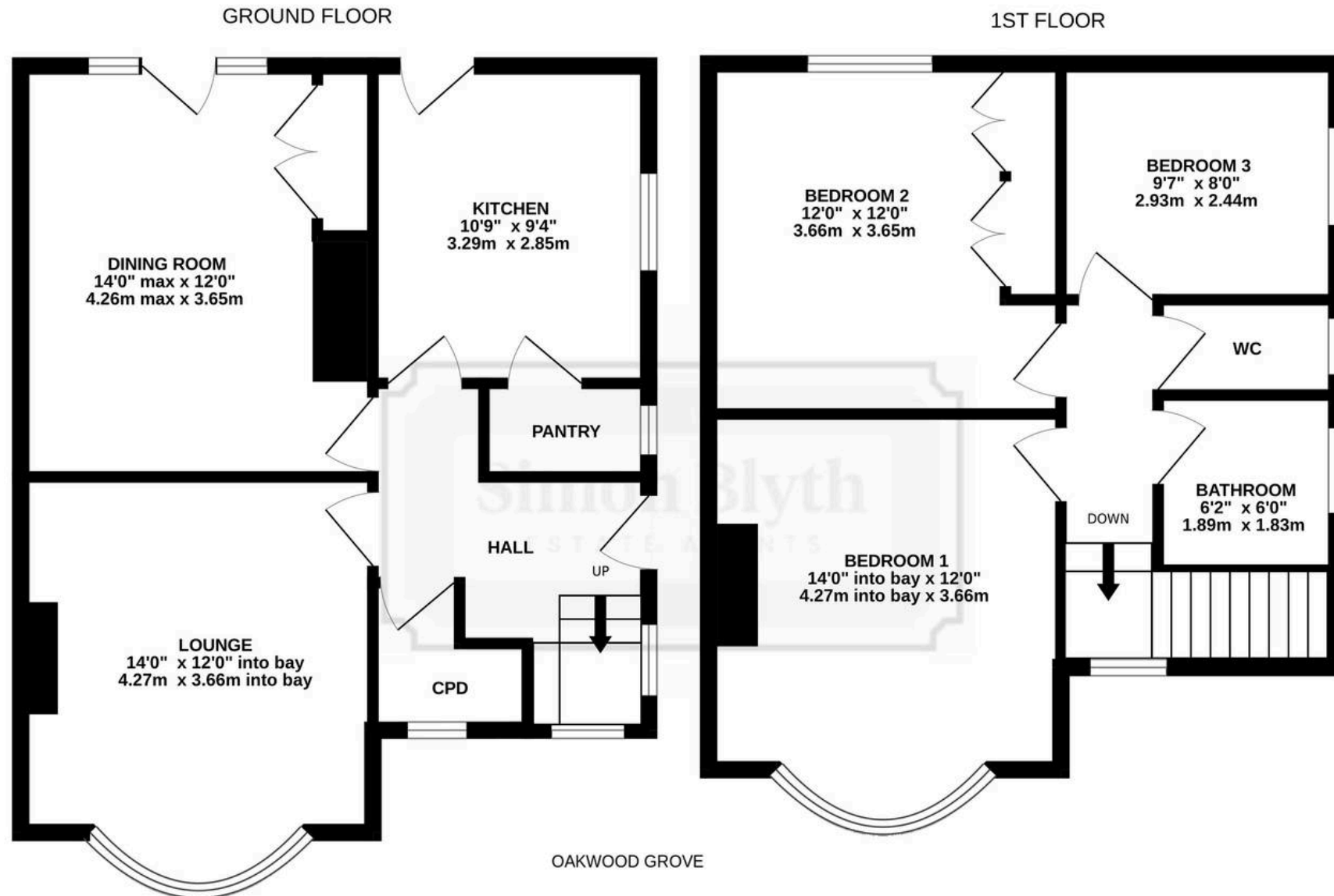




Oakwood Grove, Horbury
Wakefield

Offers in Region of **£290,000**



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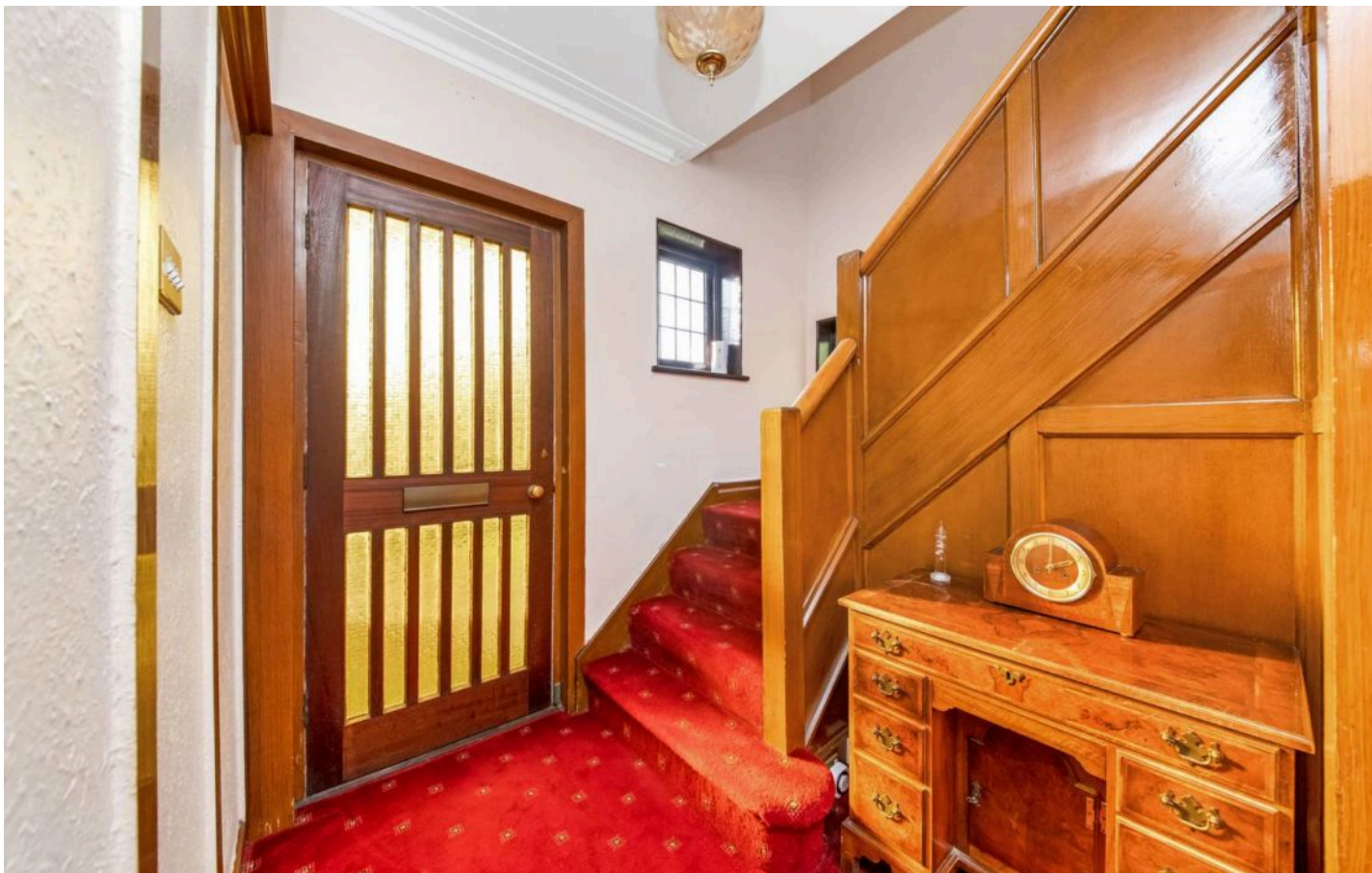


Oakwood Grove

Horbury, Wakefield

OCCUPYING A PLEASANT CORNER PLOT, IS THIS FABULOUS, BAY-FRONTED, ART DECO PERIOD, SEMI-DETACHED FAMILY HOME. LOCATED ON THE FRINGE OF A QUIET CUL-DE-SAC IN THE POPULAR VILLAGE OF HORBURY, IN A GREAT POSITION FOR COMMUTER LINKS, IN CATCHMENT FOR WELL REGARDED SCHOOLING AND CLOSE TO VILLAGE AMENITIES. THE PROPERTY IS OFFERED WITH NO ONWARD CHAIN AND OFFERS MASSES OF OPPORTUNITIES. BOASTING PERIOD FEATURES, DRIVEWAY AND DETACHED GARAGE AND A USEFUL OUTBUILDING/WASH KITCHEN.

The property accommodation briefly comprises of entrance hall, lounge with bay window, formal dining room and kitchen with pantry to the ground floor. To the first floor there are three well proportioned bedrooms, the house bathroom and separate WC. Externally the front garden is laid predominately to lawn, with flagged patio leading to the side door. There is a driveway providing off street parking leading to a detached garage. The rear garden features a raised patio area and a lawn garden with well stocked tree beds.



GROUND FLOOR

ENTRANCE HALL

Enter into the property through a multipaneled timber and glazed door with obscured glazed inserts from the side elevation into the entrance hall. The entrance hall has a fabulous kite winding staircase leading to the first floor with incorporate various windows with leaded detailing to the front and side elevations. The entrance hall provides access to the lounge, formal dining room and kitchen. There is a useful under stairs storage cupboard. There is a decorative plate rail with wall panelling beneath, decorative coving to the ceilings and a ceiling light point.

KITCHEN

The kitchen features a range of fitted wall and base units with timber work surfaces over, which incorporate a stainless-steel sink and drainer unit with a chrome tap. The kitchen is equipped with a four-ring gas hob, a waist level double oven, tiling to the splash areas and space for a tall standing fridge and freezer unit. There is a window to the side elevation providing the kitchen with a great deal of natural light and an external timber and glazed door with obscured glazed inserts to the rear elevation providing direct access to the rear gardens. There is a serving hatch leading to the formal dining room and a useful pantry for additional storage which has a terracotta tiled work surface, fitted shelving and a window to the side elevation.



FORMAL DINING ROOM

As the photography suggests, the formal dining room is a generously proportioned light and airy reception room which features a multipaneled timber and glazed door with leaded detailing and adjoining windows to the rear elevation, providing pleasant views across the property's gardens. There is decorative coving to the ceilings, a decorative picture rail, ornate wall decorations and the focal point of the room is the living flame effect gas fireplace, with an art décor period tiled inset and hearth. Additionally, there is a central ceiling light point and a bespoke fitted unit inset into the alcove with glazed display cabinets and cupboards and drawers beneath.



LOUNGE

The lounge is a generously proportioned reception room which has an array of character features with decorative coving to the ceilings. The lounge also features a decorative picture rail and a fabulous, bayed window to the front elevation with ornate stained glass and leaded detailing inserts. There is a wall mounted gas fireplace, a television point, two wall light points and a central ceiling light point.





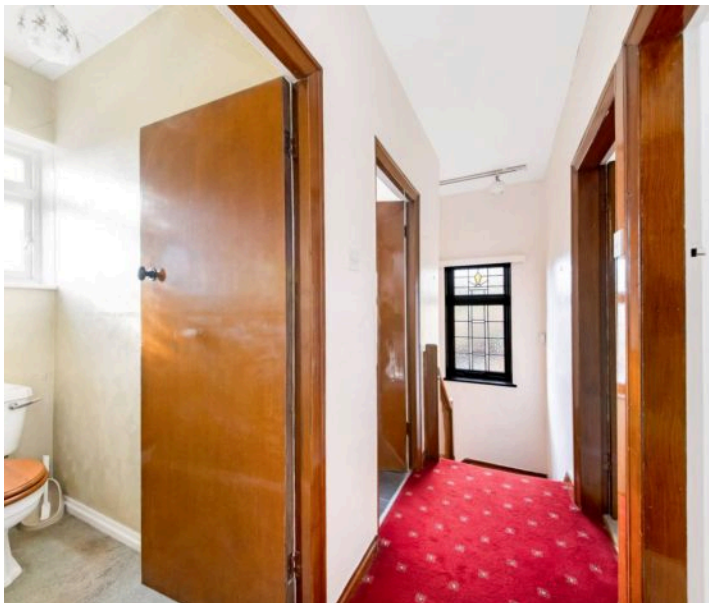
FIRST FLOOR

LANDING

Taking the kite winding staircase from the entrance hall you reach the first-floor landing which has a beautiful window to the front elevation with stained glass and obscured glazed inserts with leaded detailing. There are doors providing access to three well proportioned bedrooms, a bathroom and a separate W.C. There is also a recessed light to the ceiling and a loft hatch providing access to a useful attic space.

BEDROOM ONE

Bedroom one is a double bedroom which has ample space for free standing furniture. There is decorative coving to the ceilings, a decorative picture rail and a fabulous bay window to the front elevation with part obscured and stained glass inserts and leaded detailing. There are two ceiling light points, and a wall mounted electric heater.



BEDROOM TWO

Bedroom two, again, is a light and airy double bedroom which benefits from an array of fitted furniture. This includes a fitted headboard with floating bed side drawers, a large wall to wall dressing table with drawer units beneath and floor to ceiling fitted wardrobes which have hanging rails, shelving and cupboards above. There is a bank of windows to the rear elevation with pleasant open aspect views across neighbouring gardens, and there is a ceiling light point.

BEDROOM THREE

Bedroom three is a particularly light and airy bedroom which could be utilised as a home office or nursery. There is decorative coving to the ceilings, a central ceiling light point and a window to the side elevation which enjoys the morning and afternoon sun.

HOUSE BATHROOM

The house bathroom features a modern white two-piece suite comprising of a pea shaped panel bath with thermostatic rainfall shower over, and with separate handheld attachments. This also incorporates a broad winged wash hand basin with vanity cupboards beneath and a chrome monobloc mixer tap. There is tiled flooring and tiled walls, decorative coving to the ceilings, a ceiling light point and a window to the side elevation with obscured glazed inserts and tiled surround.



WASH KITCHEN

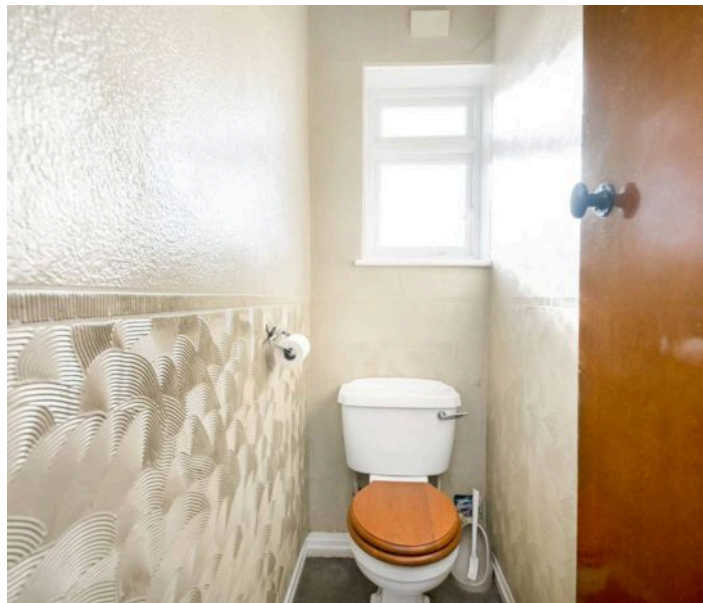
The wash kitchen is externally accessed from the patio and is a versatile and useful outbuilding which historically has been utilised as a utility room. Currently, it features tiled flooring with matching tiled skirting, fitted wall and base units with a stainless-steel sink unit and tiled splash back with cold water feed. There is plumbing and provisions for an automatic washing machine and a window to the front elevation providing natural light. There are ample plug points in situ and a ceiling fluorescent tube light point. This wash kitchen could be utilised, perhaps, as a home office, playroom or hobby space.

SEPERATE W.C

The sperate W.C has a ceiling light point and a window to the side elevation with obscured glass. There is a low-level W.C in situ, and ornate wall decorations.

GARDEN STORE

The garden store is externally accessed from the patio and has a ceiling light point in situ and fitted shelving. It is ideal for storage of garden equipment.



EXTERNAL

Externally, the property occupies a generous corner plot with a long garden that wraps across the front of the property and down the side. There is a driveway providing off street parking and leading to a detached garage with steps leading to a flagged patio which provides a pleasant space for sitting out. There is a gate to the side of the property which encloses the rear garden, and the front garden benefits from mature tree and shrub beds providing privacy and screening.

REAR EXTERNAL

Externally to the rear the property benefits from an enclosed, low maintenance garden which features a raised flagged patio area, ideal for alfresco dining and barbequing. There are steps that lead to the main area of the rear garden which is laid predominantly to lawn with part fenced and part hedged boundaries.



ADDITIONAL INFORMATION

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)

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DATE PRINTED - 19/02/2025

PROPERTY VIEWING NOTES -



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