



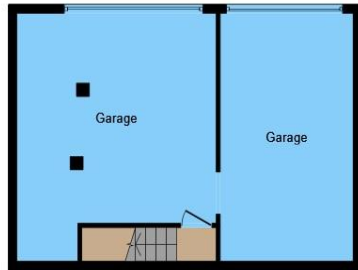
Addingford Lane, Horbury, Wakefield WF4 5BL

welcome to

Addingford Lane, Horbury, Wakefield

A unique and spacious adaptable family home located in Horbury. **No Upper Chain.** Superb location for schooling, excellent for commuting links to Wakefield and Leeds. **Viewing Recommended.**





Lower Ground Floor



Ground Floor

Porch
Entrance Hall

Living Room/Dining Area
28' 9" x 13' 6" (8.76m x 4.11m)

Balcony

Kitchen
12' 4" x 12' 10" max (3.76m x 3.91m max)

Utility Room
8' 5" x 5' 3" max (2.57m x 1.60m max)

Family Room
11' 6" x 14' 6" (3.51m x 4.42m)

Bar

W.C.

Bedroom 1
12' 5" x 10' 9" (3.78m x 3.28m)

En-Suite Shower Room

Bedroom 2
16' 3" x 8' 4" max (4.95m x 2.54m max)

Bedroom 3
11' 7" x 8' 11" (3.53m x 2.72m)

Bedroom 4
12' 7" x 4' 10" max (3.84m x 1.47m max)

Bathroom

Swimming Pool

Gardens
Gardens to all four sides and two double garages.

2 Double Garages
16' 8" x 15' 6" max (5.08m x 4.72m max)

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

welcome to

Addingford Lane, Horbury, Wakefield

- A Four Bedroom Unique Home
- Spacious and Bright
- Swimming Pool
- Double Garage
- Viewing Recommended

Tenure: Freehold EPC Rating: D

**Offers in excess of
£425,000**



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/WAK123856



Property Ref:
WAK123856 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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