



**Jenkin Lane, Horbury Wakefield WF4 6EZ**



**welcome to**

**Jenkin Lane, Horbury Wakefield**

An exceptional, uniquely designed Family home situated in a fabulous, elevated position with breath taking far reaching views. Situated at the end of Jenkin Lane, Horbury, in catchments for well-regarded schooling, close to amenities and in a great position for access to commuter links.

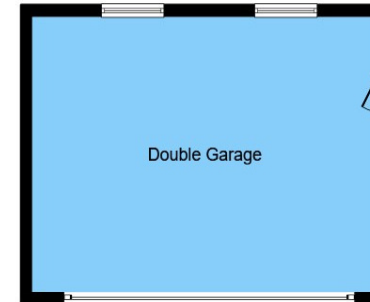




**Lower Ground Floor**



**Ground Floor**



**Garage**

**Ground Floor**

**Hall**

**Lounge**

19' 6" max x 13' 5" max ( 5.94m max x 4.09m max )

**Dining Room**

16' 5" max x 9' 5" max ( 5.00m max x 2.87m max )

**Kitchen**

19' max x 8' max ( 5.79m max x 2.44m max )

**Lower Ground Floor**

**Hall**

**Utility Room**

8' 4" max x 7' max ( 2.54m max x 2.13m max )

**Games Room**

19' max x 13' max ( 5.79m max x 3.96m max )

**Shower Room**

**Bedroom 4**

10' 4" max x 10' 4" max ( 3.15m max x 3.15m max )

**Gradual Staircase**

**Bedroom 1**

10' 5" max x 13' max ( 3.17m max x 3.96m 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

## Jenkin Lane, Horbury Wakefield

- Situated at the end of Jenkin Lane
- Far reaching views
- Ample off-street parking
- Double garage
- Four bedrooms detached

Tenure: Freehold EPC Rating: E

**£675,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [williambrown.co.uk/Property/WAK123990](https://www.williambrown.co.uk/Property/WAK123990)



Property Ref:  
WAK123990 - 0008

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