



**Addingford Lane, Horbury Wakefield WF4 5BL**



**welcome to**

**Addingford Lane, Horbury Wakefield**

This wonderful Three-bedroom Detached home set in a sleepy location in Horbury is an adaptable home for the growing extended family .Surrounded by countryside but in an excellent location for the PROFESSIONAL COMMUTER.





**Lower Ground Floor**



**Ground Floor**

**Entrance Hallway**

17' 7" max x 8' 9" max ( 5.36m max x 2.67m max )

**Study/ Bedroom 4**

8' max x 7' 1" max ( 2.44m max x 2.16m max )

**Kitchen/ Utility**

18' 8" max x 16' 8" max ( 5.69m max x 5.08m max )

**Shower Room**

**Living Room**

24' 6" max x 18' 6" max ( 7.47m max x 5.64m max )

**Balcony**

**Bathroom**

**Bedroom 1**

13' 4" max x 12' 5" max ( 4.06m max x 3.78m max )

**En Suite**

**Bedroom 2**

16' 7" max x 10' max ( 5.05m max x 3.05m max )

**Bedroom 3**

11' 6" max x 7' 11" max ( 3.51m max x 2.41m max )

**Lower Ground Floor**

**Reception Room 2**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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## Addingford Lane, Horbury Wakefield

- Three-bedroom detached family home
- Adaptable living accommodation
- Double garage
- Balcony terrace
- Modern kitchen

Tenure: Freehold EPC Rating: E

offers in the region of

**£475,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/WAK125547](http://williamhbrown.co.uk/Property/WAK125547)



Property Ref:  
WAK125547 - 0007

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