



**Barker Road, Horbury Wakefield WF4 6ED**

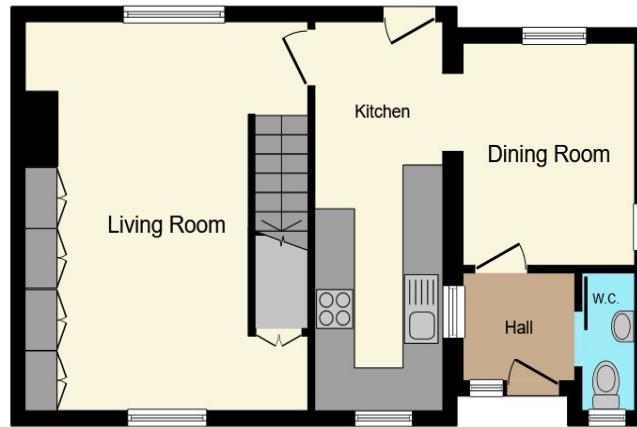


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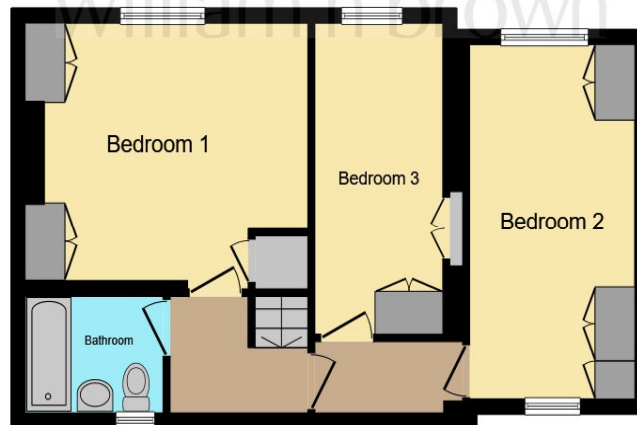
**Barker Road, Horbury Wakefield**

Guide Price £300,000 - £310,000. An attractive stone cottage deceptively spacious at first glance. Superbly presented throughout. A real GEM OF A HOUSE IN CENTRAL HORBURY!





**Ground Floor**



**First Floor**

### **Kitchen**

18' 11" max x 6' 7" max ( 5.77m max x 2.01m max )

### **Dining Room**

10' 3" max x 8' 9" max ( 3.12m max x 2.67m max )

### **Living Room**

18' 4" max x 14' 2" max ( 5.59m max x 4.32m max )

### **Bedroom One**

12' 7" max x 12' 4" max ( 3.84m max x 3.76m max )

### **Bedroom Two**

17' 7" max x 8' max ( 5.36m max x 2.44m max )

### **Bedroom Three**

14' 4" max x 6' 11" max ( 4.37m max x 2.11m max )

### **Bathroom**

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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## Barker Road, Horbury Wakefield

- Guide Price £300,000 - £310,000.
- Stone Cottage
- UPVC AND GCH
- DRIVEWAY
- DOWNSTAIRS WC

Tenure: Freehold EPC Rating: D  
Council Tax Band: A

guide price

**£300,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
WAK125798 - 0011

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