



Elm Grove, Horbury Wakefield WF4 5EP

welcome to

Elm Grove, Horbury Wakefield

Offers in Excess of £435,000. William H Brown are delighted to offer to the market this spacious four bedroom detached family home. Situated in the popular area of Horbury, not to be Missed!





Ground Floor



First Floor

Entrance Hallway

Cloakroom/Wc

Study

8' 6" max x 8' 5" max (2.59m max x 2.57m max)

Lounge

19' 10" max x 11' 10" max (6.05m max x 3.61m max)

Conservatory

11' 4" max x 17' 5" max (3.45m max x 5.31m max)

Dining Kitchen

16' 1" max x 12' 9" max (4.90m max x 3.89m max)

Utility Room

5' 2" max x 6' 4" max (1.57m max x 1.93m max)

Dining Room

12' 5" max x 9' 10" max (3.78m max x 3.00m max)

Bedroom 1

11' 6" max x 13' 9" max (3.51m max x 4.19m max)

En-Suite

Bedroom 2

13' 1" max x 9' 3" max (3.99m max x 2.82m max)

Bedroom 3

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

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Elm Grove, Horbury Wakefield

- Four Bedroom Detached
- Family Home
- Good size accommodation
- Gardens, parking and double garage
- Viewing highly recommended!

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

offers in excess of

£435,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/WAK126610



Property Ref:
WAK126610 - 0007

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.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01924 381381



Wakefield@williamhbrown.co.uk



2 Wood Street, WAKEFIELD, West Yorkshire,
WF1 2ED



williamhbrown.co.uk