

MoveNow Properties



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FOR SALE

Park Street, Horbury
Wakefield, WF4 6AA
4 Bedroom, Detached
£290,000



Movenowproperties present this spacious 4 bedroom detached family home within the sought after area of Horbury. Having driveway for 1 vehicle leading to garage, separate dining room, ground floor WC and master bedroom with en-suite.

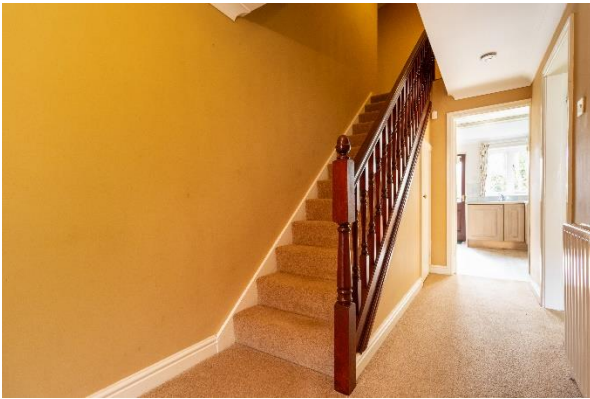
- 4 spacious bedrooms
- Available with no chain
 - Sought after area
- Separate dining room with patio doors to rear garden
 - Driveway & garage
- Enclosed rear garden with well established bushes & shrubs
 - Must be viewed to be appreciated

Accommodation briefly comprises:

Composite door leading to entrance hallway.

Hallway

Carpet flooring, doors to separate rooms, storage cupboard and stairs leading to first floor landing.



Ground Floor WC

Located by the entrance door with low flush WC, small wall hung wash basin, chrome towel radiator and frosted double glazed window.



Living Room

Measurements: 15' 3" x 11' 4" (4.65m x 3.45m)

Spacious living space with adjoining double doors to dining room. Gas fire with hearth and surround, carpet flooring and double glazed window to front aspect.



Dining Room

Measurements: 10' 6" x 9' 9" (3.20m x 2.97m)

Ideal space for entertaining, with door to kitchen and patio doors leading straight into the well established rear garden.



Kitchen

Measurements: 10' 1" x 9' 5" (3.07m x 2.87m)

Comprising of a range of wall and base units with complementary worksurfaces, electric oven and gas hob with extractor above, stainless steel sink and drainer, double glazed window to rear and door leading to rear garden.



Stairs & Landing

Attractive spindle staircase with doors leading to separate rooms, carpet flooring and storage cupboard set over bulkhead.



Bedroom 1

Measurements: 12' 6" x 11' 6" (3.81m x 3.51m)

Spacious double bedroom with double glazed window overlooking rear garden and door to en-suite.



En-Suite

Consisting of low flush WC, wash basin set in vanity, bidet and corner shower cubicle. Frosted double glazed window and part tiling to walls.



Bedroom 2

Measurements: 12' 7" x 11' 1" (3.84m x 3.38m)

Double bedroom with double glazed window to front aspect.



Bedroom 3

Measurements: 10' 3" x 7' 7" (3.12m x 2.31m)

Another double bedroom with double glazed window to front aspect.



Bedroom 4

Measurements: 9' 1" x 6' 8" (2.77m x 2.03m)

Large single bedroom with double glazed window to front aspect.



Bathroom

Three piece suite in white having bath with overhead mains shower and glass screen, low flush WC, pedestal wash basin, frosted double glazed window and part tiling to walls.



Garage

Measurements: 19' 1" x 7' 9" (5.82m x 2.36m)

With up and over door to front and rear door leading to garden.

Outside

To the front of the property is a driveway suitable for 1 vehicle and small garden with various bushes and shrubs. To the rear is a wonderful enclosed garden with an assortment of well established plants, trees, bushes and flowers.



Broadband

Basic 14 Mbps

Superfast 78 Mbps

Ultrafast 1000 Mbps

Mobile Coverage

Three

O2

Vodafone

EE

Satellite / Fibre TV Availability

BT

Sky

Virgin

Parking

Private drive

Council Tax

Band D

Tenure

Freehold

EPC

Certificate Number :

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80
55-68	D	68	
39-54	E		
21-38	F		
1-20	G		

<https://find-energy-certificate.digital.communities.gov.uk/energy-certificates/>

Viewings

For further information or to arrange a viewing please contact our office on 01924 249349.

Free valuations

Considering selling or letting your property?

For a free valuation on your property please do not hesitate to contact us:

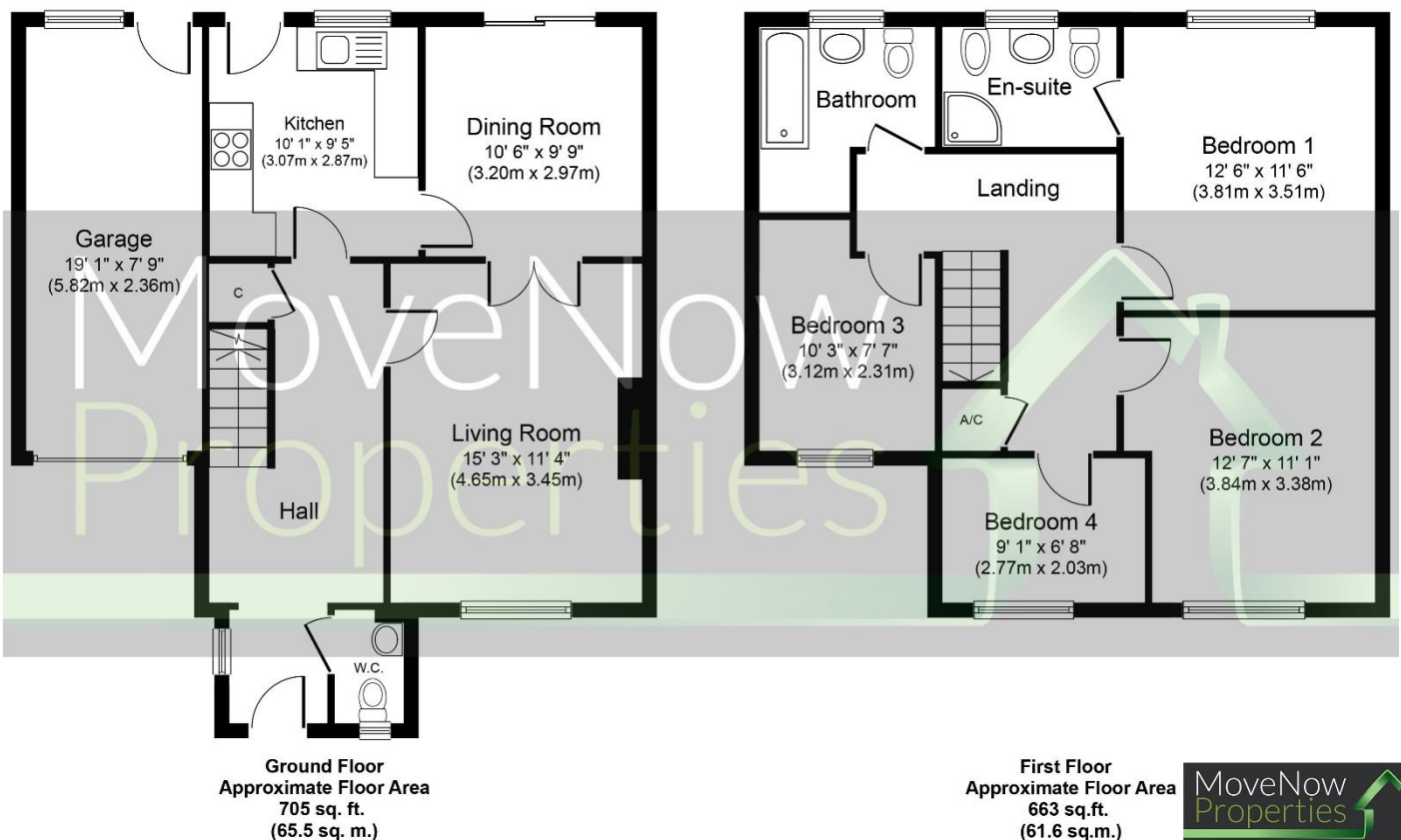
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Floor plans

These floor plans are intended as a rough guide only and are not to be intended as an exact representation and should not be scaled. We cannot confirm the accuracy of the measurements or details of these floor plans.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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