

2 MYERS CROFT  
HORBURY  
WAKEFIELD  
WF4 5FL



HODSONS

**An outstanding home situated in highly regarded Horbury, this immaculately presented five-bedroom detached property offers an exceptional standard of living, combining elegance, space, and modern convenience.**

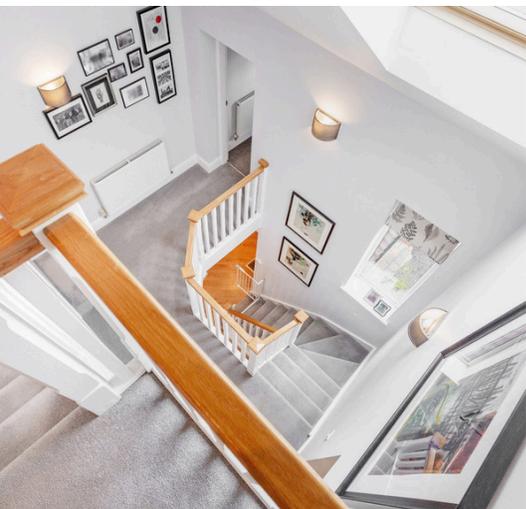
Occupying a private and secluded position within an exclusive development of just three properties, this stunning home is finished to the highest specification and is ready to move into. The ground floor welcomes you with a spacious entrance hallway leading to a beautifully appointed living room and a spectacular open-plan kitchen, dining, and family area. French doors open onto the exquisite rear garden, creating an effortless indoor-outdoor flow—ideal for entertaining. A separate utility room, study and a convenient downstairs WC complete this level.

The first floor is home to the luxurious master suite, featuring a dressing area, en-suite bathroom, and a private balcony with breathtaking views of the surrounding countryside. Bedroom two boasts fitted wardrobes, additional storage, and an en-suite, while bedroom three benefits from a shower room situated opposite. The second floor offers two further spacious double bedrooms, one of which enjoys its own en-suite, making this home perfect for large families or multi-generational living.

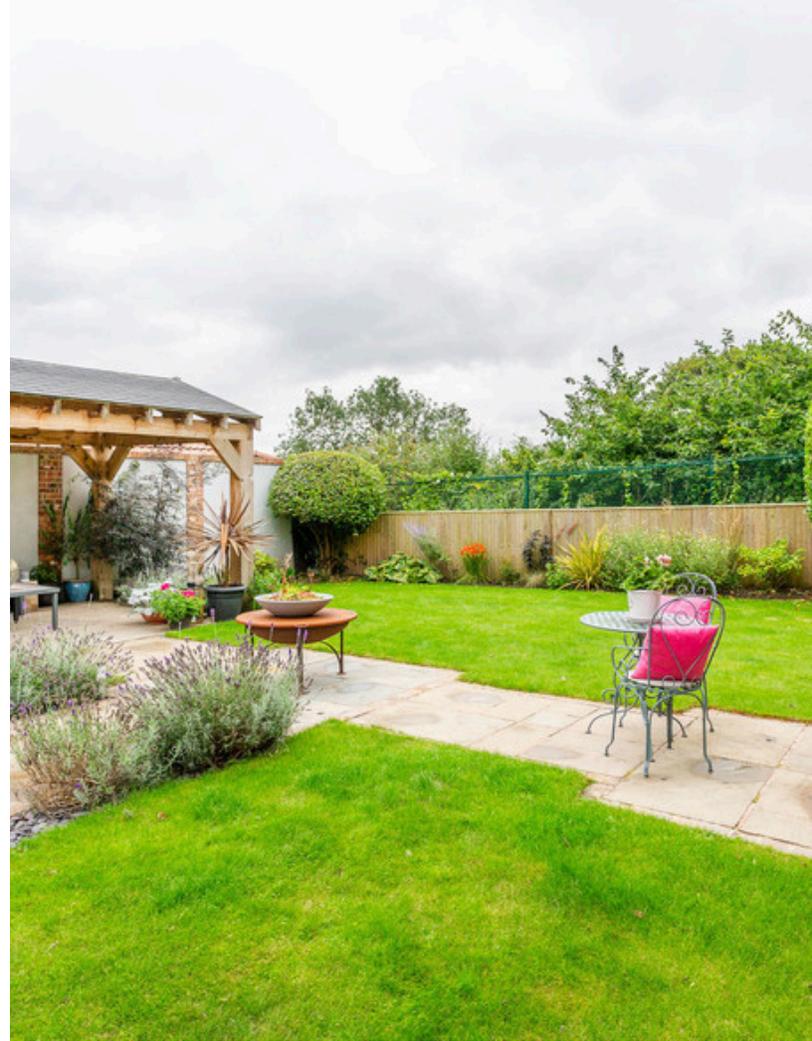
Externally, the property features a shared driveway leading to a double garage, providing ample off-road parking. The rear garden is a true oasis, with an Indian stone patio, a flagged pathway leading to a charming pergola, and a well-maintained lawn surrounded by mature planting—perfect for both relaxation and entertaining.





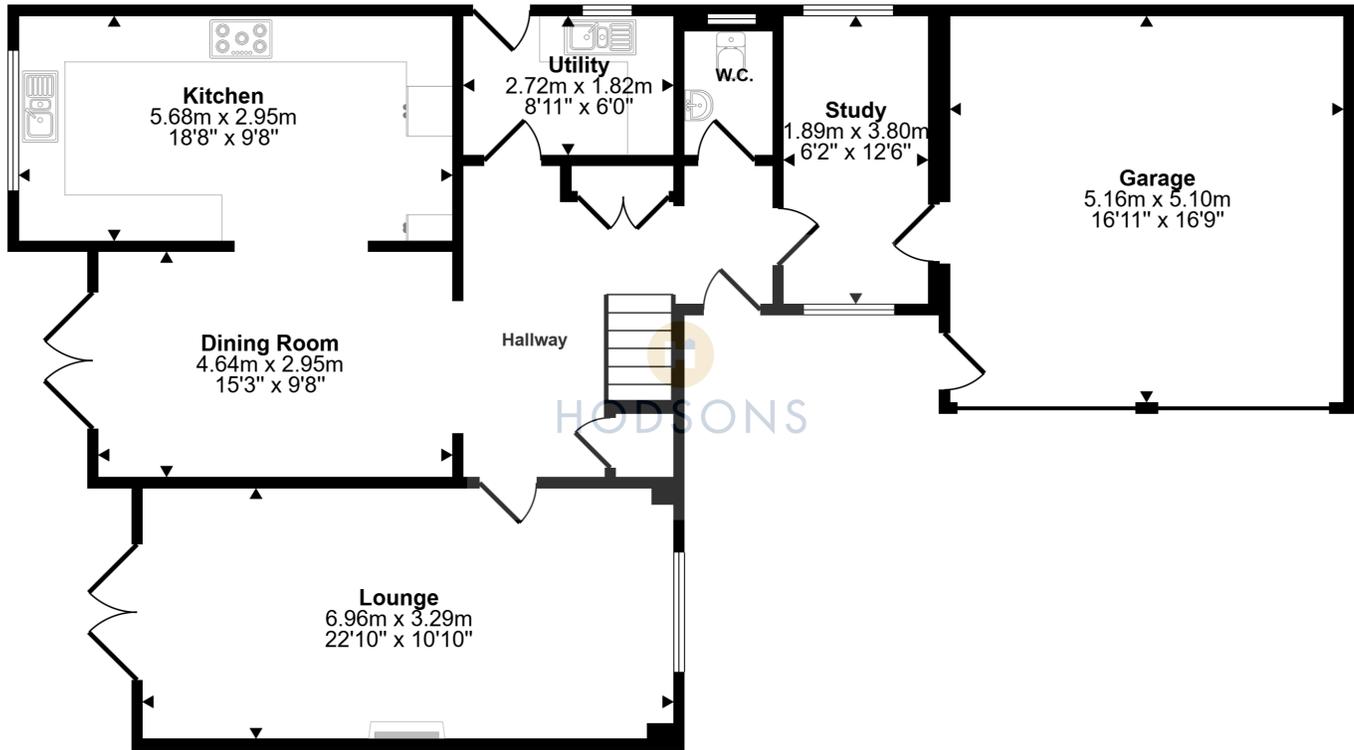






Located in the picturesque town of Horbury, Wakefield, this home benefits from an array of local amenities, including independent shops, charming cafés, traditional pubs, and excellent restaurants. The area is renowned for its outstanding schools, making it a prime choice for families. Commuters will appreciate the excellent transport links, with easy access to the M1 motorway, providing seamless connections to Wakefield, Leeds, and beyond. Horbury's proximity to beautiful countryside and green spaces offers fantastic opportunities for outdoor activities, including walking, cycling, and exploring the scenic Yorkshire landscape.

A viewing is highly recommended to truly appreciate all that this outstanding family home and its desirable location have to offer. Don't miss out on this rare opportunity—contact us today to arrange a viewing!

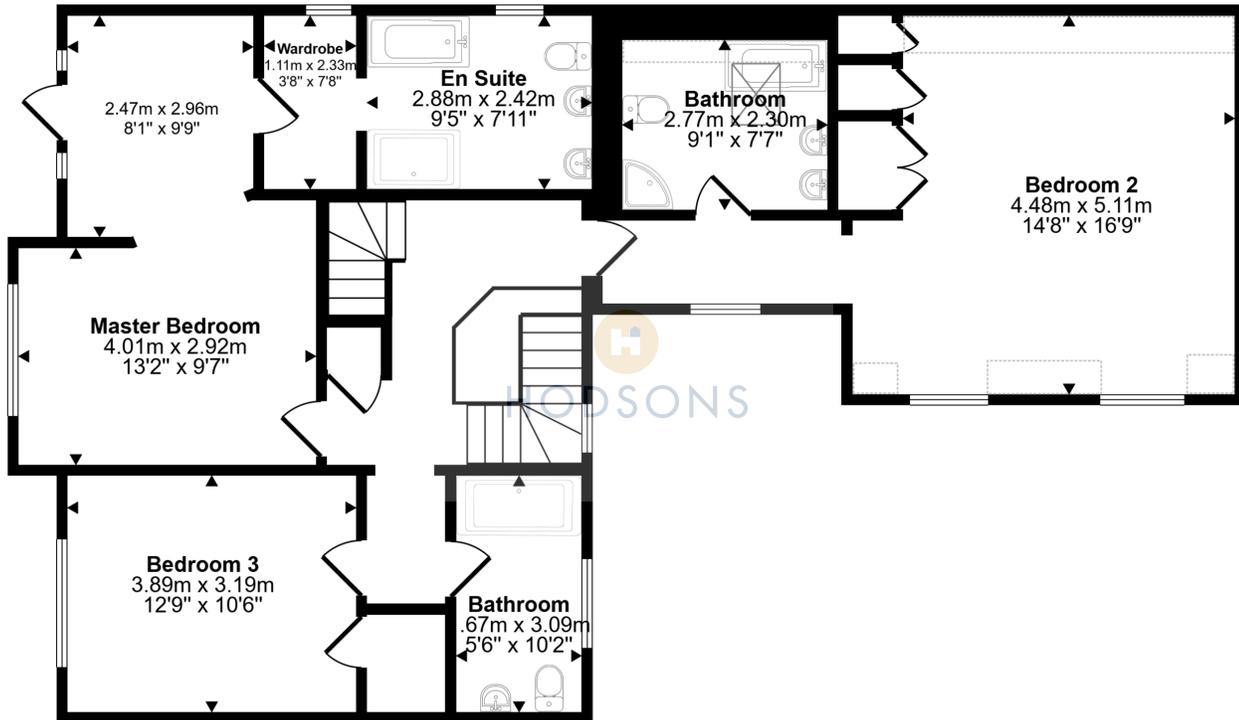


**Ground Floor**

Approx 113 sq m / 1212 sq ft

☐ Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

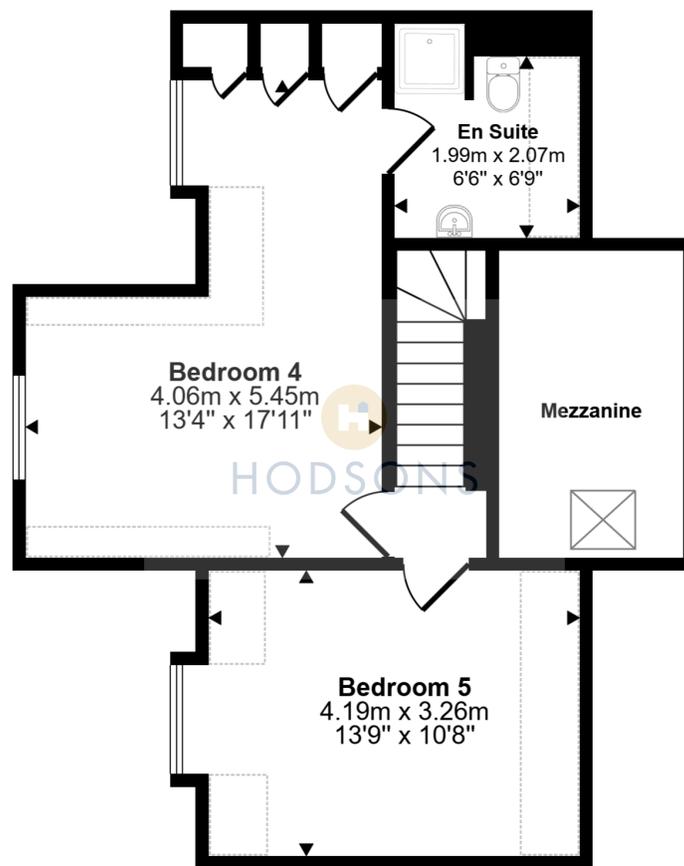


**First Floor**

Approx 106 sq m / 1146 sq ft

☐ Denotes head height below 1.5m

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Second Floor  
Approx 43 sq m / 466 sq ft

Denotes head height below 1.5m

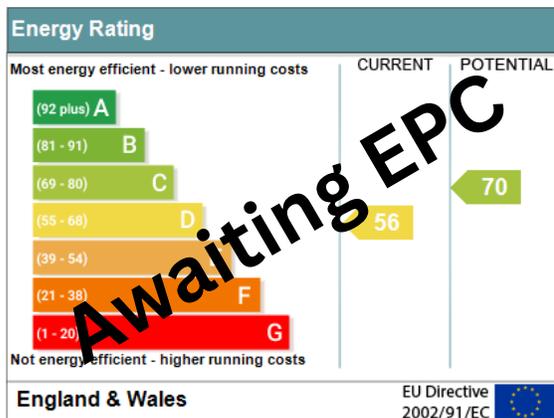
**Viewings - Strictly by appointment only**

**Tenure - This property is Freehold**

**Services - To be advised**

**Council Tax - Wakefield Council Band E**

Address: 115 Station Road, Ackworth, PONTEFRACT, WF7 7HA  
RRN: 3034-0725-4300-0348-7206



Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements