



Lydgate House, 1 Highfield Road
Horbury, Wakefield



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Horbury, Wakefield, WF4 5LU



Lydgate House is arguably one of Horbury's finest homes offering a wealth of original features dating from 1846 is this simply stunning four bedroom Victorian detached property with spacious and versatile accommodation over three floors offering a balance of modern features which are blended to also retain many of the original and traditional aspects.

With UPVC double glazing throughout (sash majority) and gas central heating, the property fully comprises of reception hall, boot room, w.c., kitchen/dining room, living room and formal dining room. Door from the kitchen with stairs leading down to the lower ground floor which has wine cellar, laundry room, family room, gym room and pool room (all of which could be used for a variety of purposes). From the ground floor, stairs lead up to the first floor which in turn leads to four well proportioned double bedrooms, two with en suite shower rooms and further additional main house bathroom. Outside, a large garden to the front, which is mainly lawned and well stocked with a variety of mature plants, fruit trees and shrubs bordering with a block paved patio area, which could provide further off street parking from the gated access point. There is a stone built outhouse which comprises of a storage room and w.c. To the rear of the property there is an Indian stone flagged pathway with plants and shrubs with wrought iron railings. A driveway to the side of the property provides off street parking leading to stone built garage with electric operated door.

Situated in a prime part of Horbury, the property is well placed to Horbury town centre with easy reach to shops, schools and eateries. Main bus routes run to and from Wakefield and Ossett, as well as good access to the motorway network and mainline stations.

Properties of this nature rarely come to the open market, simply a stunning and delightful home which truly deserves a full internal and external appraisal which will fully reveal the quality and sheer size of the accommodation on offer.





ACCOMMODATION

RECEPTION HALL

Composite entrance door into reception hall with ornate archway, deep skirting, cornice into ceiling, radiator and doors to the living room, formal dining room, kitchen/diner and boot room/cloaks with understairs storage.

LIVING ROOM

Walk in bay window to the front with three double glazed sash windows, deep skirting, cornice into ceiling, picture rail, radiator, stunning Victorian cast iron gas fire with inset Victorian original tiled surround and beautiful marble surround.

FORMAL DINING ROOM

Walk in bay window with three UPVC double glazed sash windows, deep skirting, fitted storage cupboards either side of the chimney breast, cornice into ceiling, ceiling rose and picture rail. Radiator, feature marble fire surround with tiled back and hearth with log burner.

KITCHEN/DINER

Range of bespoke fitted wall and base units with granite work surface over, granite splash back and granite window ledge incorporating ceramic Belfast sink with mixer taps, space for a Range cooker with filter hood above, drawers over the base units and integrated dishwasher. Under plinth lighting, dado rail, cornice into ceiling, deep skirting, recess LED ceiling spotlights, tiled floor, decorative coving to the ceiling and UPVC double glazed sash window to the rear. Composite door to the rear and door leading to the lower ground floor.

BOOT ROOM

UPVC double glazed sash window to the rear, decorative coving to the ceiling, radiator, storage cupboard housing the heating system. Door to downstairs w.c.

W.C.

Concealed low flush w.c., wash basin with vanity cupboard, tiled floor, heated chrome towel radiator and decorative coving to the ceiling.

LOWER GROUND FLOOR HALLWAY

Laminate floor, radiator, wooden doors to wine cellar, family room, laundry room and gym.

FAMILY ROOM

Two radiators and two UPVC double glazed windows to the side.

LAUNDRY ROOM

Plumbing for a washing machine, space for a condensing dryer, space for fridge and freezer, work surface over incorporating stainless steel sink and drainer with mixer taps, drawers over the base units, laminate floor, tiled splash back and radiator.

GYM ROOM

Laminate floor, radiator, UPVC double glazed window, understairs storage and squared archway into pool room.

POOL ROOM

Laminate floor.

FIRST FLOOR LANDING

Radiator and UPVC double glazed arched window to the rear. Decorative coving to the ceiling, dado rail, loft access, ornate archway and doors to four bedrooms and the bathroom.





BEDROOM ONE

Feature original fire surround with original Victorian tiled insert and hearth with marble surround. Decorative coving to the ceiling, ceiling rose, UPVC double glazed sash window to the front and radiator. Door to en suite shower room.

EN SUITE SHOWER ROOM/W.C.

Double shower cubicle with mixer shower, concealed low flush w.c., wash basin over base unit with sensor lighting mirror, Corian work surface over, contemporary radiator and tiled effect floor.

BEDROOM TWO

UPVC double glazed sash window to the rear, decorative coving to the ceiling, radiator and doors to wardrobe space and en suite shower room.

EN SUITE SHOWER ROOM/W.C.

Low flush w.c., wash basin with vanity cupboards, shower cubicle with mixer shower, part tiled walls, fully tiled floor, radiator, decorative coving to the ceiling, ceiling rose and recess LED ceiling spotlights.

BEDROOM THREE

Decorative coving to the ceiling, ceiling rose, UPVC double glazed sash window to the front, radiator, fire surround with original Victorian tiled insert and hearth with marble surround.

BEDROOM FOUR

Radiator, decorative coving to the ceiling, ceiling rose and UPVC double glazed sash window to the rear.

BATHROOM/W.C.

Panelled bath with mixer shower over and separate attachment, concealed low flush w.c., wash basin, part tiled walls, tiled floor and UPVC double glazed sash window to the front. Contemporary portrait radiator, decorative coving to the ceiling, recess LED spotlights.

OUTSIDE

As you approach the property from Highfield Road there is a sweeping access, which has a right of way shared with neighbours, leading to a stone built double garage with electric door and parking in front. There is a large front garden which is predominantly lawn, with well stocked borders together with a vegetable and orchard area that includes a variety of fruit trees and bushes. A stone block paved area, which could provide further off-street parking for several vehicles, is behind a gated access. There is a stone-built outhouse for storage and a separate W.C. plus a timber garden shed. To the rear of the property there is an attractive Indian stone pathway with wrought iron railings, plants and shrub bordering.

DOUBLE GARAGE

Electric roller door with parking in front for two vehicles, light and power within and rear door.

PLEASE NOTE

Access from Highfield Road leads to a shared driveway with private parking in front of the double garage.

WHY SHOULD YOU LIVE HERE?

What our vendor says about their property:

"Horbury is a lovely place to live with everything you need on the doorstep yet within minutes of open countryside including Yorkshire Sculpture Park. With close proximity to Wakefield Westgate station you can even be in the centre of London within two hours."

COUNCIL TAX BAND

The council tax band for this property is F.

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.

VIEWINGS

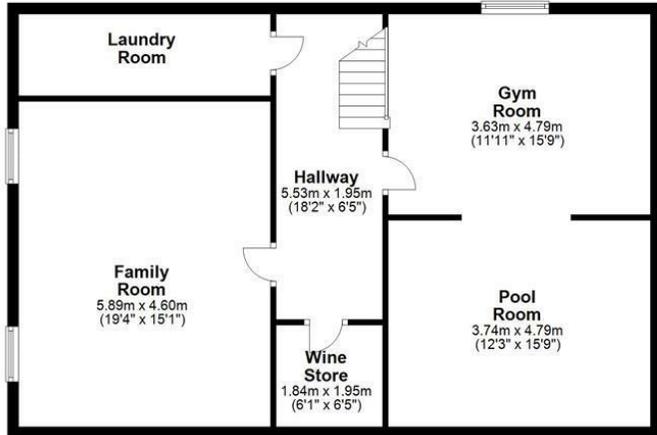
To view please contact our Ossett office and they will be pleased to arrange a suitable appointment.

EPC RATING

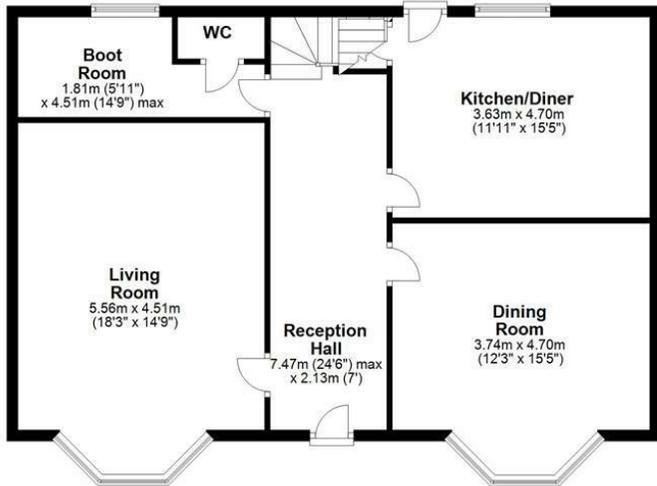
To view the full Energy Performance Certificate please call into one of our local offices.



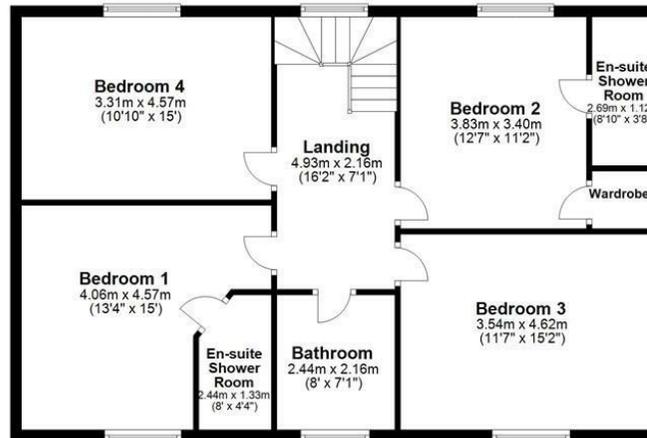
Lower Ground Floor



Ground Floor



First Floor



OTHER INFORMATION

IMPORTANT NOTE TO PURCHASERS

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements to enable them to obtain exact details for the purpose of fitted carpets. Please note that none of the appliances mentioned in our brochures i.e. gas boilers, heaters, cookers, refrigerators etc. have been checked or tested and cannot be guaranteed to be in working order. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller.

MORTGAGES

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Ossett & Horbury offices 01924 266555
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*your home may be repossessed if you do not keep up repayments on your mortgage

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			79
(69-80) C		62	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

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