



HODSONS



19 Park Grove | Horbury | Wakefield | WF4 6EF

£185,000



Property Description

PROPERTY DESCRIPTION

ACCOMMODATION

This semi detached home occupies an enviable position at the head of this attractive cul de sac.

The three bedroom accommodation also includes; entrance hall, lounge, kitchen diner, side entrance porch and conservatory. The property has double glazing to window units, a gas fired central heating system and gardens to front and rear. A drive provides off road parking and leads to a detached garage.

Located close to the centre of Horbury which is well served by a varied range of shops for every day essentials, well regarded schools for all age groups, public transport services and conveniently placed for the commuter being accessible for the motorway network.

GROUND FLOOR

ENTRANCE HALL

Double glazed front entrance door with side window, staircase to first floor landing with useful under stairs cupboard housing the gas central heating boiler.

LOUNGE

Double glazed bay window to the front, two wall light points, sliding doors through to;

KITCHEN/DINER

Fitted base and wall units, stainless steel sink with single drainer and mixer taps, electric cooker point, under stairs storage cupboard door leading in to the conservatory.

SIDE ENTRANCE PORCH

UPVC double glazed side entrance door. A useful storage area for shoes, coats etc.

CONSERVATORY

Of brick and UPVC construction with double glazed French doors giving access to the rear garden.

FIRST FLOOR

LANDING

Double glazed window to the side, loft access point, built in storage cupboard.

BEDROOM 1

Double glazed bay window to the front., fitted wardrobes with full length sliding mirrored doors.

BEDROOM 2

Double glazed window to the rear, fitted wardrobes with full length sliding mirrored doors.

BEDROOM 3

Double glazed window to the front, built in storage cupboard.

BATHROOM

Suite comprising, panelled bath, pedestal wash hand basin and low flush W.C. double glazed window to the rear.

OUTSIDE

The property stands on gardens to the front and rear.

GARAGE

A tarmac drive provides off road parking and leads to a detached single garage.

TENURE

This property is Freehold

SERVICES

Mains water, electricity, gas and drainage are connected.

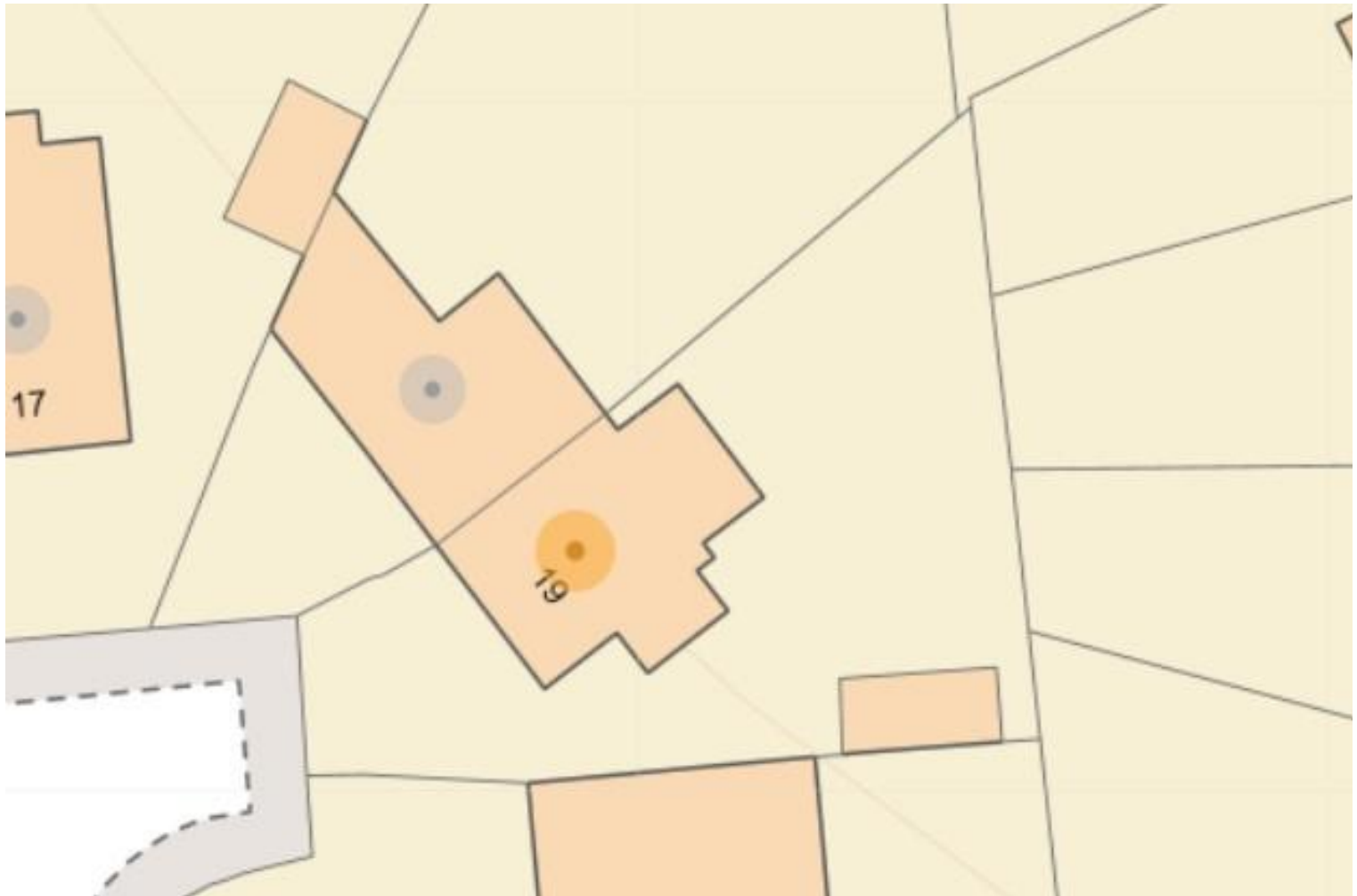
AGENTS NOTES

As the sellers agent we are not surveyors or conveyancing experts and as such we cannot and do not comment on the condition of the property, or issues relating to title or other legal issues that may affect this property, unless we have been made aware of such matters. Interested parties should employ their own professionals to make such enquiries before making any

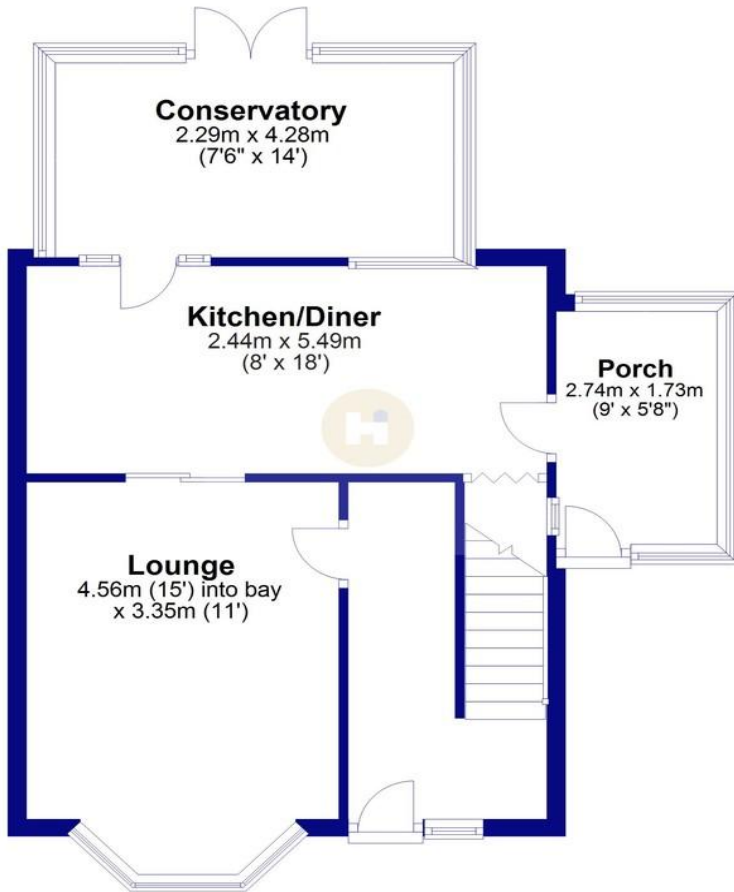
transactional decisions.

MEASUREMENTS

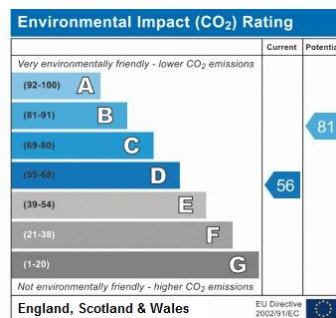
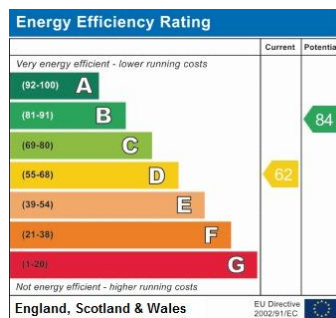
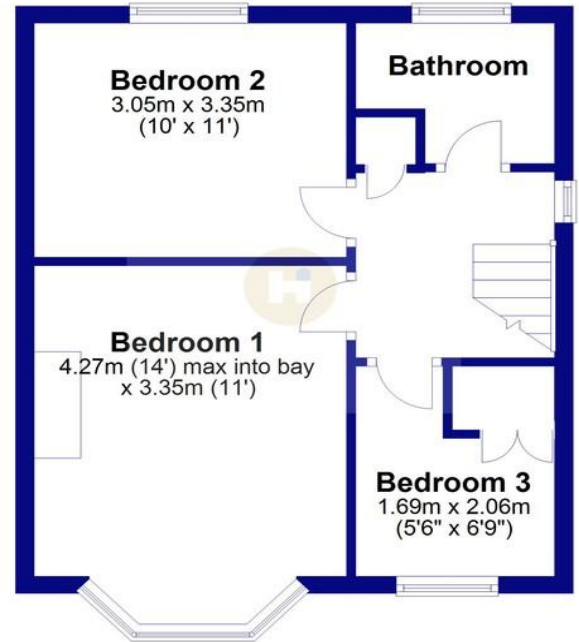
All measurements are for general guidance purposes only and are approximate. Due to variations and tolerances in metric and imperial measurements, measurements contained in the particulars must not be relied upon for ordering carpets, furniture etc



Ground Floor



First Floor



Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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 are advised to recheck the measurements