

property details **approval form**

6 Bittern Croft, Horbury, Wakefield, West Yorkshire, England, WF4 5PD

Date: 23 February 2026

Property Ref and Version: WAK127805 - 0005

selling your home with us!



>> **let's get your property sold!**

After visiting your property we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.

What is covered in this marketing approval form:

1. Price
2. Key Features
3. Short Description
4. Long Description
5. Room Description
6. Directions
7. Property Images
8. Floor Plan

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

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>> **price**

guide price £550,000

Tenure: Freehold

>> **key features**

- > Five bedroom detached family room
- > Landscaped rear garden
- > Garage and driveway
- > Location
- > Three reception rooms
- > EPC Rating: C

>> **short description**

Guide price £550,000-£575,000. This charming property is located with great access to schooling, transport links including motorway access and local amenities. Viewings highly recommended to fully appreciate what this home has to offer.

>> **long description**

Guide price £550,000-£575,000. An Immaculately presented substantial five bedroom detached family home situated in the highly sought after and desirable residential development in Horbury not to be missed! This home has so much to offer with ample living space and outdoor areas which is perfect for the growing families. Briefly comprising of a welcoming size entrance hallway with a grand staircase leading to the first floor, from the entrance hallway you will find dining room, living room with feature bay window, kitchen dining living area which is ideal for entertaining, utility and downstairs wc, to the first floor substantial master bedroom with dressing area and ensuite, bedrooms four and five both of double size and family bathroom. To the second floor two further generous two double bedrooms with second bathroom. Externally a driveway leads to the double garage providing ample off road parking, a beautifully enclosed and private landscaped garden Ideal for outdoor dining. This charming property is located with great access to schooling, transport links including motorway access and local amenities. Viewings highly recommended to fully appreciate what this home has to offer.

>> **directions**

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>> **Agent Note**

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>> **room description**

Entrance Hallway

A welcoming size hallway with a grand staircase leading to the first floor landing, carpeted flooring doors leading to the dining room, living room and kitchen dining living area.

Lounge

11' 1" max x 14' 1" max (3.38m max x 4.29m max)

Double glazed patio doors to the rear, central fireplace, hardwood flooring and shutters, a lovely room to relax in.

Dining Room

11' 1" max x 7' 1" max (3.38m max x 2.16m max)

Double glazed window to the front with shutters fitted, hardwood flooring and spot lights.

Kitchen Diner Living Space

18' max x 20' 1" max (5.49m max x 6.12m max)

An open plan room ideal for family entertaining with seating and dining area, built in appliances in the kitchen with a mixture of wall and base units, hardwood flooring, spotlights a door leads to the utility and downstairs wc.

Utility Room

5' 1" max x 3' 1" max (1.55m max x 0.94m max)

Hardwood flooring, spotlights, base units, sink, the boiler is placed in here, a composite door to the side leading to the external.

First Floor Landing

A spacious area with carpeted flooring radiator and a further staircase leads to the second floor

Bedroom One

11' max x 13' 1" max (3.35m max x 3.99m max)

A substantial size master bedroom with double glazed window to the front with fitted shutters, leading to dressing area and ensuite.

Bedroom Two

9' max x 18' 1" max (2.74m max x 5.51m max)

Situated on the second floor of the property a good size double bedroom with two deluxe windows fitted wardrobes and hardwood flooring.

Bedroom Three

11' 1" max x 9' max (3.38m max x 2.74m max)

Located on the second floor, another good sized double bedroom with velux hardwood flooring and radiator.

Bedroom Four

7' 1" max x 9' max (2.16m max x 2.74m max)

First floor, double glazed window, hardwood flooring.

Your William H Brown office: 2 Wood Street, WAKEFIELD, West Yorkshire, WF1 2ED

T 01924 381381 **E** Wakefield@williamhbrown.co.uk

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>> **room description**

Bedroom Five

9' max x 8' 1" max (2.74m max x 2.46m max)

Double glazed window, radiator, carpeted flooring.

Bathroom

Downstairs Wc

Double glazed frosted window, low flush wc, wash hand pediatool.

Externally

The property is accessed via a shared driveway leading to the double detached garage providing ample off road parking, well maintained front garden with steps leading to the front entrance, to the rear a beautifully landscaped rear garden with fencing keeping it enclosed and private, patio area ideal for dinning leading to the lawn surrounded with shrubs.

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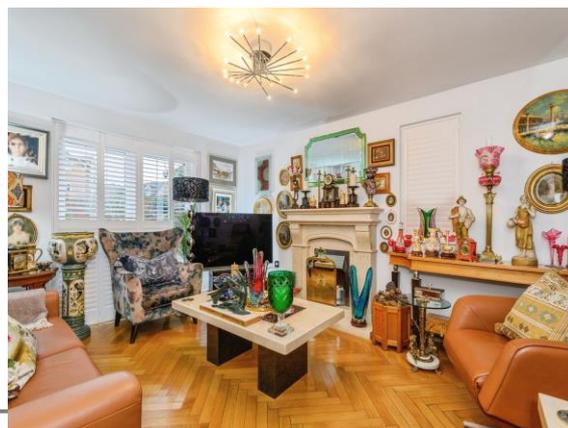
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>> **property images**



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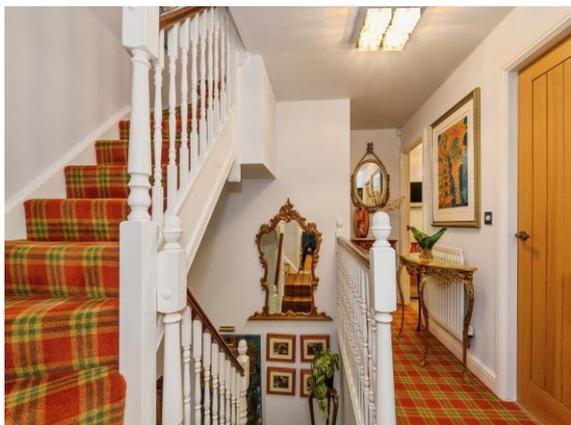
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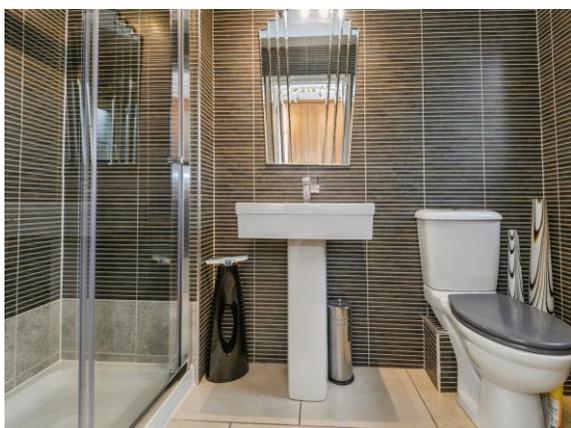
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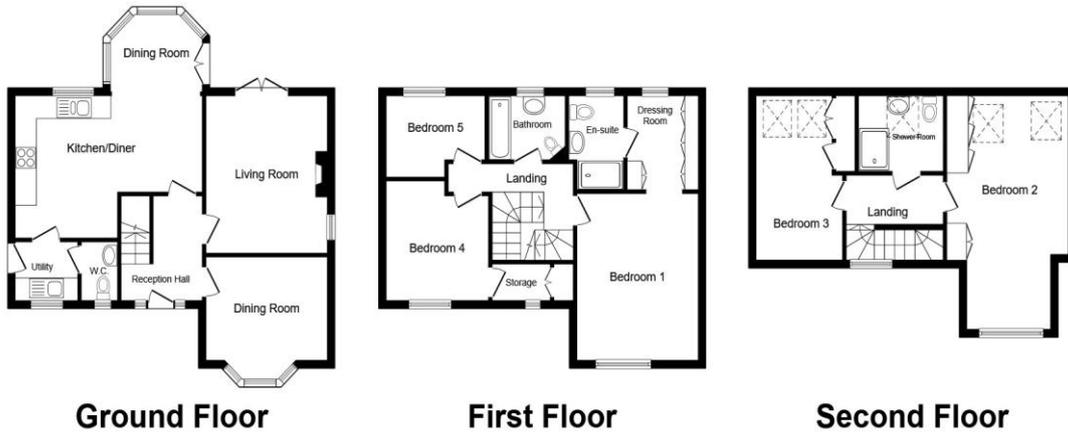
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>> floor plan



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.propertybox.io



>> approval

Signature

Date

Louella Halpin		
Mr D.E. Boud		

Your William H Brown office: 2 Wood Street, WAKEFIELD, West Yorkshire, WF1 2ED

T 01924 381381 **E** Wakefield@williamhbrown.co.uk

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