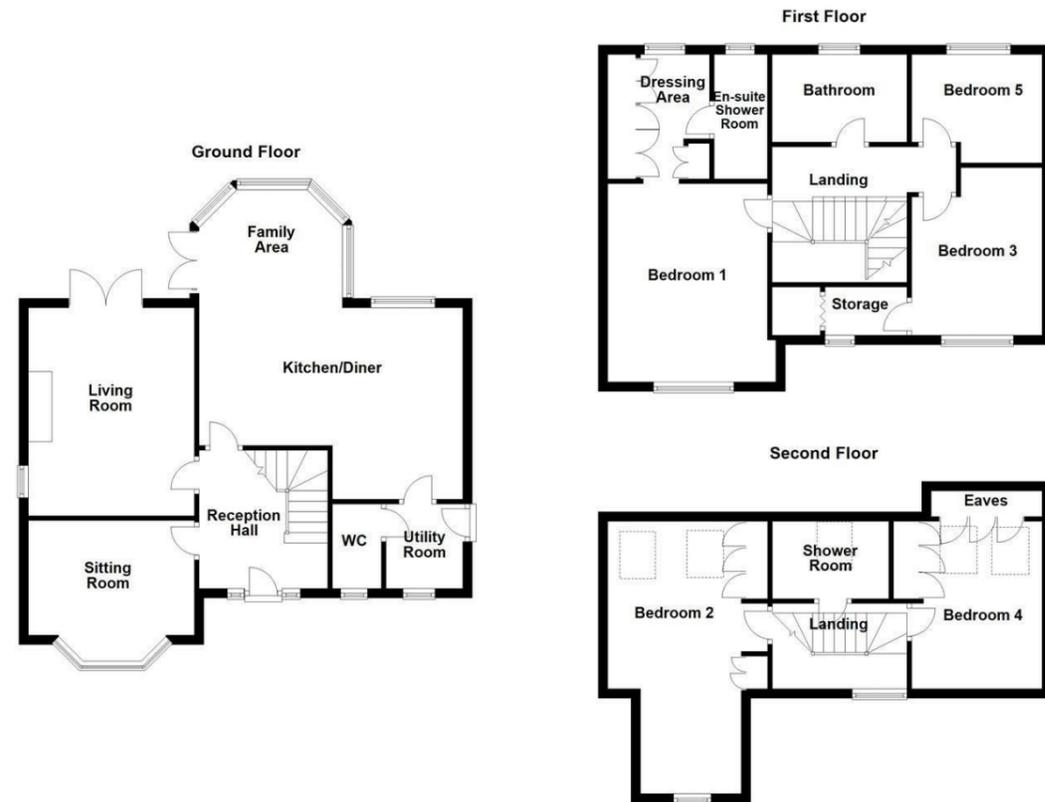




WAKEFIELD | **OSSETT** | **HORBURY**
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2 Bittern Croft, Horbury, Wakefield, WF4 5PD

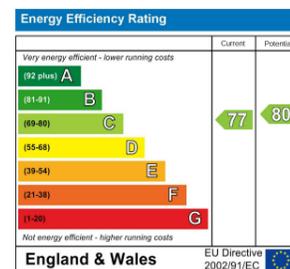
For Sale Freehold £585,000

An attractively presented and generously proportioned five-bedroom detached home, located in a highly sought-after area on the outskirts of Horbury.

Featuring UPVC double glazed windows and a gas central heating system, this spacious and comfortable property is entered via a central reception hall, which leads into a well sized living room with a flame effect electric fire as its focal point and French doors opening onto the rear garden. To the front of the property is a separate dining/sitting room, while to the rear lies a large family kitchen with a dedicated dining area and a cosy adjoining sitting space, all overlooking the garden. The kitchen is fitted to a high standard with quality integrated appliances and leads to a separate utility room and a convenient downstairs w.c. Upstairs, the first floor hosts a spacious principal suite with a fitted dressing room and a luxuriously appointed en suite shower room. Two further bedrooms on this level are served by a modern family bathroom. The second floor offers two additional bedrooms and a further shower room.

Outside, the property is approached via a wide driveway providing ample off street parking and access to a detached double garage. The front garden is mainly laid to lawn with established shrubs, while the rear garden is a standout feature, beautifully landscaped with lawn, mature planting, palm trees, and multiple patio areas. Highlights include an Indian stone patio beneath a timber pergola with a solid roof, a second open pergola, a multi-fuel burner, and several inviting spaces ideal for outdoor dining and entertaining.

Set in this desirable location on the fringe of Horbury, the home offers easy access to local amenities, surrounding business centres, and the national motorway network.



FREE MARKET APPRAISAL

If you are thinking of making a move then take advantage of our FREE market appraisals, with the knowledge that we have been selling houses for the people of the WF postcodes for over 50 years.

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Make sure you keep up to date with all new properties in your price range in the particular area you have in mind by registering your details with us.

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Richard Kendall Estate Agent is proud to have their own panel of solicitors offering a comprehensive service to our clients requiring Conveyancing services. This service enables Richard Kendall Estate Agent to work hand in hand with our solicitors and our mortgage brokers to ensure the legal process of buying or selling your homes is as seamless as possible.

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.

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Please ring us to arrange a mortgage advice appointment.

*your home may be repossessed if you do not keep up repayments on your mortgage



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ACCOMMODATION

RECEPTION HALL

9'10" x 7'6" [3.0 x 2.3]

Composite front entrance door with glazed side screens, solid oak flooring, central heating radiator and a turned staircase to the first floor with a useful understairs store.

LIVING ROOM

14'5" x 11'5" [4.4 x 3.5]

French doors to the rear and an additional window to the side, central heating radiator and a captivating inset flame effect electric fire.



DINING/SITTING ROOM

11'9" x 7'10" plus bay [3.6 x 2.4 plus bay]

Play bay window to the front and having a double central heating radiator.

DINING KITCHEN

8'10" x 3'11" [2.7 x 1.2]

Fitted with a striking contemporary style range of grey fronted wall and base units with contrasting white granite effect worktops incorporating a 1.5 bowl stainless steel sink unit and Siemens induction hob with filter hood over. Built-in twin Siemens ovens, integrated Bosch dishwasher, integrated under counter freezer and full-height integrated larder fridge. Solid oak strip flooring that continues through into the adjoining family room that has provision for a wall mounted television, double central heating radiator and an archway through into the adjoining family area that takes full advantage of the views over the garden.

FAMILY ROOM

10'2" x 7'10" [3.1 x 2.4]

Windows to three sides and French doors to the patio. Double central heating radiator.

UTILITY ROOM

5'6" x 5'2" [1.7 x 1.6]

External door to the side and a window to the front. Fitted cupboards with worktop with plumbing for a washing machine. Fully tiled flooring, wall mounted gas fired central heating boiler and extractor fan.

DOWNSTAIRS W.C.

5'6" x 3'3" [1.7 x 1.0]

Frosted window to the front and fitted with a two piece white and chrome cloakroom suite comprising low suite w.c. and pedestal wash basin. Ladder style radiator and fully tiled flooring.

FIRST FLOOR LANDING

Central heating radiator and turned staircase to the second floor.

BEDROOM ONE

13'9" x 11'1" [4.2 x 3.4]

Window to the front, central heating radiator and an archway through to the adjoining dressing area.



DRESSING AREA

8'10" x 6'10" [2.7 x 2.1]

Window to the rear, central heating radiator and fitted wardrobes to both sides.

EN SUITE SHOWER ROOM/W.C.

8'10" x 3'11" [2.7 x 1.2]

Thoughtfully refitted to an excellent standard and finished in a contemporary style with a wide walk-in shower, wall mounted wash basin and low suite w.c. with concealed cistern. Frosted window to the rear, fully tiled walls and floor, ladder style heated towel rail and a vanity mirror above the wash basin conceals a hidden cupboard with shelving and electric shaver socket.

BEDROOM THREE

11'9" x 9'2" [3.6 x 2.8]

Window to the front, central heating radiator and a b-folding timber door through to a store room.

STORE

5'10" x 3'3" [1.8 x 1.0]

Frosted window to the front.

BEDROOM FIVE

9'2" x 7'2" max [2.8 x 2.2 max]

Window overlooking the rear garden and a central heating radiator.

FAMILY BATHROOM/W.C.

9'2" x 6'2" [2.8 x 1.9]

Finished to an excellent standard, fitted with a four piece white and chrome suite comprising panelled bath, separate shower cubicle, vanity wash basin with cupboards under and low suite w.c. with concealed cistern. Part mosaic tiled walls, tiled floor and chrome ladder style heated towel rail. Frosted window to the rear and extractor fan.



SECOND FLOOR LANDING

Window to the front.

BEDROOM TWO

19'0" x 11'1" max [5.8 x 3.4 max]

Two Velux rooflights set into the sloping ceiling to the rear as well as an attractive shaped window to the front. Two central heating radiators and a range of fitted wardrobes.



BEDROOM FOUR

11'5" x 9'2" [3.5 x 2.8]

Two Velux rooflights set in the characterful sloping ceiling, central heating radiator, fitted wardrobes and eaves storage cupboards.

SHOWER ROOM/W.C.

Frosted Velux rooflight to the rear, fully tiled walls and fitted with a three piece white and chrome suite comprising shower cubicle with rain shower head attachment, pedestal wash basin and low suite w.c. Ladder style radiator and extractor fan.



OUTSIDE

The property is approached via a broad driveway providing ample off street parking and leading up to a detached double garage. Immediately to the front of the house there is a mainly lawned garden with mature established shrubs. To the rear of the house there is a lovely garden with paved patio sitting areas, lawn with palm trees, mature beds and borders, timber pergola with solid roof sat on an Indian stone patio. There is a further open timber pergola, paved patio, ideal for outdoor dining and entertaining.



PLEASE NOTE

The property is freehold but there is a service charge payable to the management company of approximately £80 per half year.

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.