



35 Bittern Croft, Horbury - WF4 5PD

£279,950 Freehold

Holroyd Miller have pleasure in offering for sale this well presented and substantially extended modern semi detached house situated on this popular and convenient development on the outskirts of Horbury village. Only an internal inspection can fully reveal the extensive accommodation with four bedrooms. Briefly comprising entrance hall with tiled floor, cloakroom/wc, living room, well appointed breakfast kitchen with oak worktops and breakfast bar, opening to stunning family room with French doors and Velux roof light making this a light and airy room. To the first floor, three bedrooms, house bathroom with shower over bath. To the second floor, attic bedroom with dormer windows. Outside, a pleasant position within the cul de sac being well set back with off street parking and ample garden. To the rear, enclosed garden area with raised patio area and useful shed. A truly enviable home which must be viewed, easy access to the motorway network.

Entrance Hall

With double glazed entrance door, tiled floor, central heating radiator.

Cloakroom

Having pedestal wash basin, low flush w/c, double glazed window, central heating radiator.

Living Room

With useful understairs storage cupboard, double glazed window, central heating radiator.

Breakfast Kitchen

Fitted with a matching range of wall and base units, contrasting oak worktops extending to breakfast bar, built in double oven and hob with extractor hood, plumbing for automatic washing machine and dishwasher, tiling between the worktops and wall units, central heating boiler, stainless steel sink unit, single drainer with mixer tap unit, opening to..

Family Room Extension

With double glazed French doors leading onto the rear garden, two double glazed Velux roof lights make this a light and airy space with laminate wood flooring, downlighting to the ceiling, central heating radiator.

Stairs lead to First Floor Landing**Bedroom/Home Office**

With double glazed window, central heating radiator.

Bedroom to Rear

With double glazed window overlooking the rear garden, central heating radiator.

Bedroom to Front

With double glazed window, open aspect, central heating radiator.

House Bathroom

Furnished with modern white suite comprising pedestal wash basin, low flush w/c, paneled bath with shower attachment and shower over and shower screen, tiling, double glazed window, central heating radiator.

Stairs lead to Second Floor Attic Bedroom

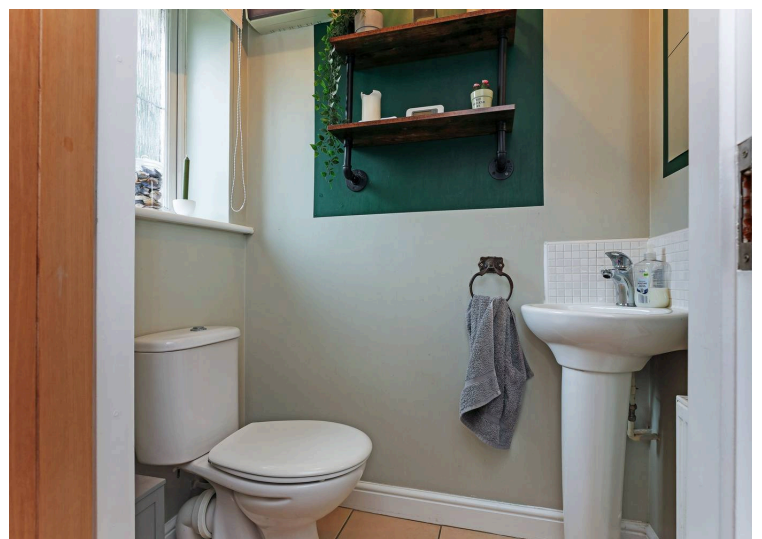
With feature dormer windows to the front and double glazed windows to the rear, downlighting to the ceiling, central heating radiator.

Outside

The property is set well back from the road with driveway providing off street parking, adjacent lawn garden to the rear, low maintenance garden with artificial grass, steps leading to raised patio area with useful garden shed. Service Charge of £150.00 Per Annum for the upkeep of the green areas, road and walkways.

Disclaimer

As part of our legal obligations, Holroyd Miller are required to complete an Anti-Money Laundering (AML) check on a prospective purchaser. A fee of £50.00 inc VAT per person will apply. Payment will be requested once an offer has been accepted to allow us to complete the checks alongside including verification of funding and mortgage arrangements where applicable. Please note that the property may continue to be marketed and Progression of the sale may be delayed until all required checks have been satisfactorily completed.

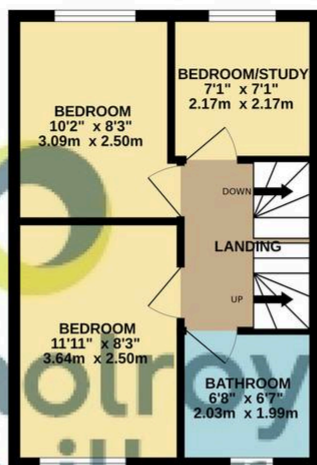




GROUND FLOOR
492 sq.ft. (45.7 sq.m.) approx.



1ST FLOOR
328 sq.ft. (30.5 sq.m.) approx.



2ND FLOOR
252 sq.ft. (23.4 sq.m.) approx.



TOTAL FLOOR AREA : 1072 sq.ft. (99.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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