

property details **approval form**

4 Clifton Avenue, Horbury, WAKEFIELD, West Yorkshire, WF4 6JW

Date: 23 February 2026

Property Ref and Version: WAK127736 - 0002

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 | 5. Room Description |
| 2. Key Features | 6. Directions |
| 3. Short Description | 7. Property Images |
| 4. Long Description | 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**

£190,000

Tenure: Freehold

>> **key features**

- > Three-bedroom semi-detached home
- > UPVC AND GCH
- > Modern kitchen and bathroom
- > Off road parking
- > Summerhouse
- > Horbury Village
- > EPC Rating: D

>> **short description**

A three-bedroom Semi-detached super home in the heart of Horbury,
Well-presented and offers off road parking.

>> **long description**

This three-bedroom semi-detached home offer a wonderful space for the growing family. The property internally comprises of Entrance Hallway , Kitchen . Living room , three bedrooms and modern bathroom. The Loft space has also been fully boarded and has Velux windows.

Externally the gardens encapsulate the property offering much private and off-road parking blocked paved driveway to the side.

In a great location for schools and amenities that the Horbury village has to offer as well as good access to motorway and bus routes.

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>> **directions**

>> **Agent Note**

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>> **room description**

Kitchen

11' 1" max x 8' 1" max (3.38m max x 2.46m max)

Living Room

20' max x 11' max (6.10m max x 3.35m max)

Bedroom One

12' 1" max x 13' 1" max (3.68m max x 3.99m max)

Bedroom Two

12' 1" max x 9' 1" max (3.68m max x 2.77m max)

Bedroom Three

11' max x 7' max (3.35m max x 2.13m max)

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>> property images



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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>> **property images**



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>> property images

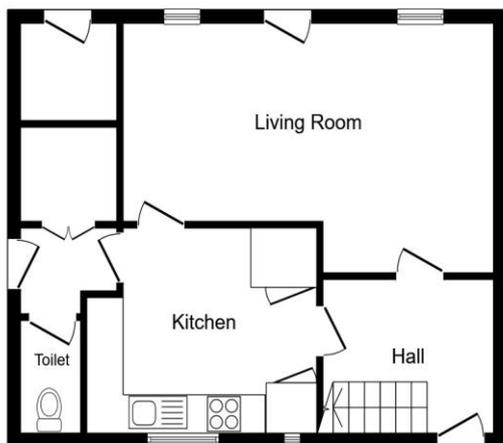
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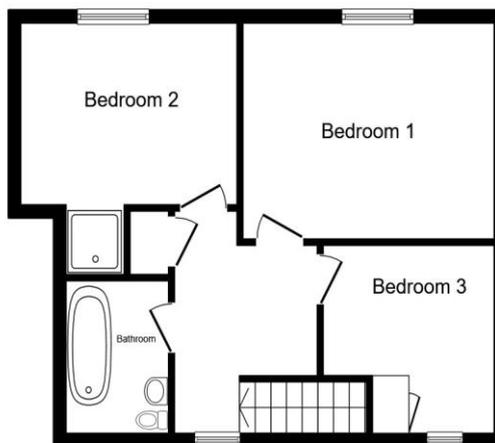
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>> floor plan



Ground Floor



First Floor

Total floor area 97.5 m² (1,050 sq.ft.) approx

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

	Signature	Date
Dominique Hammond		
Mr A.D. McWhirter		

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

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