





20 First Avenue, Horbury - WF4 6AL

£289,950 Freehold

A substantially extended and fully refurbished semi detached true bungalow having an enviable south facing garden, offering a move with a minimum of fuss, two double bedrooms, stunning house bathroom being fully tiled, adjacent utility/boiler room providing excellent storage, superb living room extension with sliding patio doors and lantern roof leading onto the rear garden. Located within walking distance of Horbury village and its bustling high street, together with easy access to the motorway network. A truly enviable home which must be viewed. Offered with No Chain, Viewing essential.

Side Entrance Reception Hallway
With composite double glazed entrance door, oak laminate flooring, central heating radiator, built in storage/boiler and utility with plumbing for automatic washing machine.

House Bathroom
Furnished with modern white suite with wash hand basin, low flush w/c, panelled bath with shower over and shower screen, fully tiled with downlighting to the ceiling, underfloor heating, chrome heated towel rail.

Bedroom to Front
A good sized double bedroom with double glazed window, central heating radiator.

Bedroom to Side
A good sized double bedroom with double glazed window, television point, central heating radiator.

Living Room Extension
Forming part of the substantial extension with oak laminate wood flooring, sliding double glazed patio door lead onto the south facing garden, double glazed window to the side and feature lantern roof makes this a light and airy entertaining space with downlighting to the ceiling, central heating radiator.

Kitchen
Fitted with a matching range of matt finished cashmere fronted wall and base units, contrasting worktop areas, colour co-ordinated sink unit, monobloc tap fitment, built in oven, induction hob with extractor hood over, integrated dishwasher, fridge and freezer, downlighting to the ceiling, double glazed window, central heating radiator.

Outside
Tarmacadam driveway to the front provides off street parking for three vehicles with further driveway to the side with cold water outside tap, external power point leading to south facing paved patio area with further lawn garden with mature fur tree and magnolia, raised beds, all being enclosed.

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.



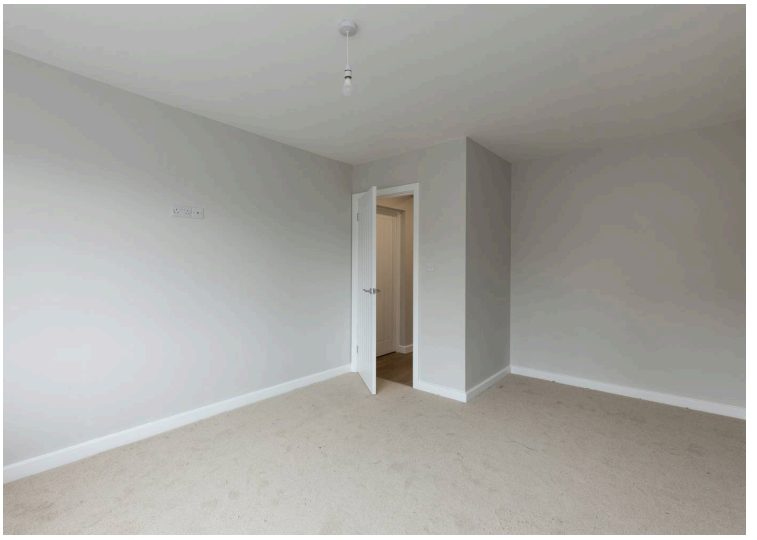


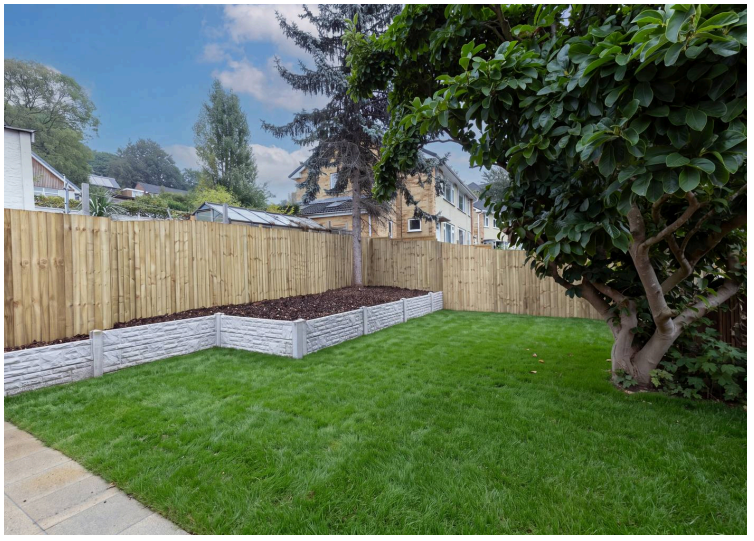








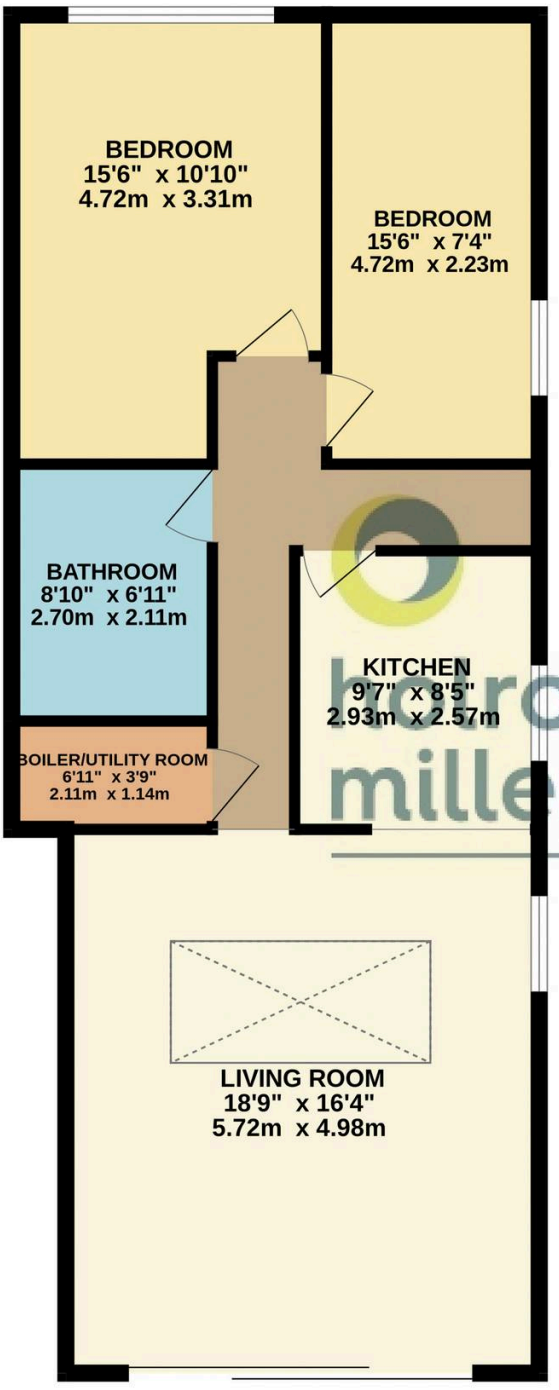








GROUND FLOOR
817 sq.ft. (75.9 sq.m.) approx.



TOTAL FLOOR AREA : 817 sq.ft. (75.9 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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