



52 Peel Street  
Horbury



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Horbury, WF4 5AN



An exceptional five bedroom detached home offering an impressive space, high specification finishes and a superb open plan layout designed for modern family living and effortless entertaining.

Set back from the highly sought after Peel Street in the desirable village of Horbury is this exceptional five bedroom detached residence extending to over 5328.14 sq ft, featuring five generous bedrooms, several with en suites, alongside premium additions including a private sauna, home offices and a dedicated cinema/sitting room. At its heart is a stunning bespoke open plan kitchen, dining and living space, complete with high quality fittings, integrated appliances, a bar and coffee station, with bi folding doors opening onto the garden to create a seamless indoor outdoor lifestyle.

The accommodation is arranged to provide flexibility for family life. A welcoming entrance hall leads through to the principal living spaces, including the impressive kitchen area, utility room and additional hallways providing access to further reception rooms, a home office, bedroom five and a contemporary shower room. A separate wing offers a cinema/sitting room and additional bedrooms, many benefitting from en suite facilities. To the upper level, the principal bedroom suite is a standout feature, incorporating a dressing area, walk in wardrobe and a luxurious en suite bathroom complete with a private sauna. Additional bedrooms and a family/games room further enhance the versatility of the accommodation. Externally, the property is set within generous grounds, offering beautifully maintained gardens ideal for both relaxation and entertaining, along with ample off road parking.

Horbury is a highly regarded village, known for its strong sense of community, charming high street and excellent range of independent shops, cafés and well regarded public houses. The area is also surrounded by scenic countryside, offering a wealth of walking routes, whilst still being within easy reach of Wakefield city centre and neighbouring towns such as Ossett and Dewsbury. Excellent transport links are available, including local bus routes, nearby train stations and convenient access to the M1 motorway, making this an ideal location for commuters.

This is a rare opportunity to acquire a truly unique and beautifully designed home in a prime village setting. Only a full internal inspection will fully appreciate the quality, scale and lifestyle on offer. An early viewing is highly recommended.





## ACCOMMODATION

### ENTRANCE HALL

Composite front door with double glazed panels leading in, skylights, spotlighting to the ceiling, central heating radiator and access to two hallways, kitchen breakfast room and utility.

### UTILITY

Fitted with a range of shaker style wall and base units with book matched granite work surfaces, inset stainless steel sink with boiling water tap, granite splashback, integrated fridge and space and plumbing for washing machine and tumble dryer, spotlighting and central heating radiator.

### BOILER ROOM

Spotlighting to the ceiling, housing the boiler and tank, with access to an external secure dog or cat run and fitted storage.

### HALLWAY

UPVC double glazed windows to the front with shutters, skylight, spotlighting, central heating radiator and doors to the cinema room and bedroom two.

### CINEMA ROOM/SITTING ROOM

UPVC double glazed windows to the rear with shutters, spotlighting, surround sound system, column radiator, fitted media wall and shelving with LED lighting, plus Velux skylights.

### BEDROOM TWO

UPVC double glazed window to the front with shutters, central heating radiator, fitted wardrobes, desk area and door to en suite.

### EN SUITE SHOWER ROOM/W.C.

Fitted with a double walk-in shower, WC and wash basin within storage unit, chrome heated towel rail, extractor fan and full tiling.

### SECOND HALLWAY

Stairs to first floor, under stairs storage, UPVC window with shutters, central heating radiator and doors to office, shower room and bedroom five.

### BEDROOM FIVE/OFFICE

UPVC double glazed window to the rear, central heating radiator and fitted storage.

### HOUSE SHOWER ROOM/W.C.

Fitted with walk-in shower, WC and wash basin within storage unit, with chrome heated towel rail and partial tiling.

### OFFICE

UPVC double glazed window to the front with shutters, central heating radiator and fitted desk and shelving.

### DINING ROOM

UPVC double glazed window and French doors to the rear, spotlighting, central heating radiator and multi fuel stove.

### OPEN PLAN KITCHEN DINING LIVING

Fitted with shaker style units, bookmatch granite work surfaces, central island with oak breakfast bar, multiple integrated appliances including ovens, dishwasher, fridge, freezer and coffee station, with two inset sinks and LED lighting. Lounge area: Vaulted ceiling with skylights, bi-folding doors to the rear, central heating radiator and fitted shelving.

### FIRST FLOOR LANDING

Spotlighting, central heating radiator and UPVC window with shutters, with access to principal suite and games room.





### FAMILY/GAMES ROOM

UPVC windows, skylights, fitted desk and lighting, with access to bedroom three and en suite.

### PRINCIPAL BEDROOM

Floor to ceiling windows and bi-folding doors with Juliet balcony, skylights, central heating radiator and fitted headboard.

### DRESSING ROOM

UPVC window with shutters, fitted storage and vanity unit, leading to bedroom, walk-in wardrobe and en suite.

### WALK IN WARDROBE

Fitted wardrobes and storage units with central heating radiator.

### EN SUITE BATHROOM WITH SAUNA

Fitted with jacuzzi style bath, separate shower, wash basin within storage unit, sauna and full tiling, with separate WC.

### SEPARATE W.C.

Low flush WC with full tiling.

### BEDROOM THREE

Skylights, central heating radiators, fitted wardrobes and desk area with access to en suite wet room.

### EN SUITE WET ROOM/W.C.

WC, wash basin within storage unit and wet room shower area, with extractor fan and tiling

### BEDROOM FOUR

UPVC windows with shutters, central heating radiator and fitted wardrobes.

### EN SUITE SHOWER ROOM/W.C.

Velux skylight, WC, wash basin within storage unit and shower cubicle with full tiling.

### OUTSIDE

The property is approached via a private pebbled driveway, leading to electric double swing gates which open onto an extensive block paved frontage, where a generous driveway runs across the front alongside a seating area and neatly maintained planted borders, all enhanced by feature up and down lighting. A continuation of the block paved pathway provides additional parking to the side. The driveway extends along the side of the property, opening into a substantial block paved area in front of the triple garage, which benefits from electric doors, power, lighting and further feature lighting, offering ample off road parking. To the rear, the property enjoys a beautifully maintained and private garden, predominantly laid to lawn with well kept borders filled with mature trees, shrubs and planting, creating a secluded setting. A porcelain paved patio wraps around the rear of the property, with steps leading down to the garden and a glass balustrade providing a stylish outlook, while the garden is thoughtfully arranged across different levels with further lighting enhancing the space, alongside an additional patio area housing a six seater hot tub, enclosed for privacy, making this a well designed outdoor space ideal for both relaxing and entertaining with a strong sense of privacy throughout.

### 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.

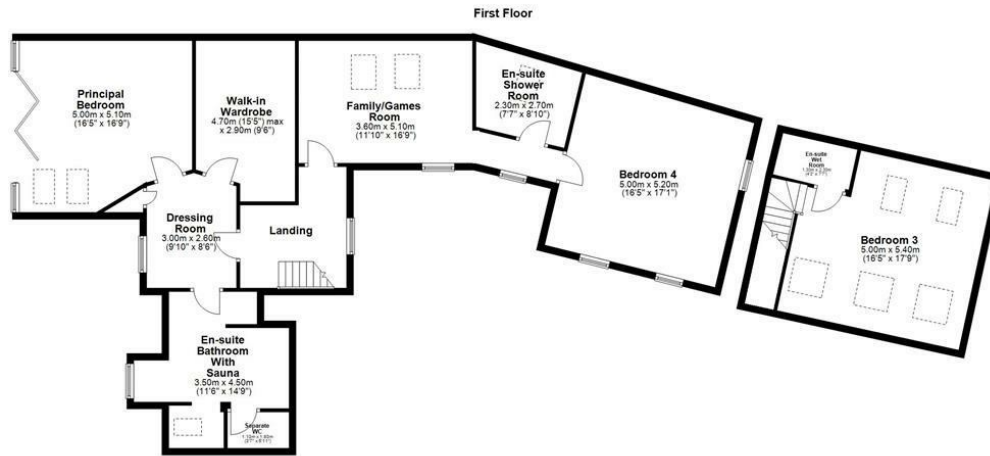
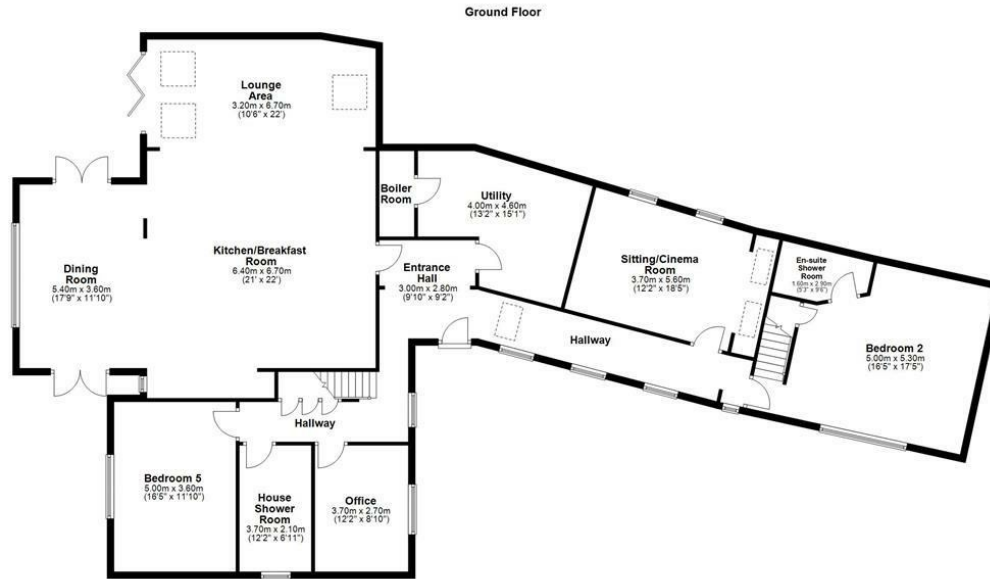
### VIEWINGS

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.





**OTHER INFORMATION**

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

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| Energy Efficiency Rating                    |                         | Current | Potential |
|---|-------------------------|---------|-----------|
| Very energy efficient - lower running costs |                         |         |           |
| (92 plus) A                                 |                         |         |           |
| (81-91) B                                   |                         |         |           |
| (69-80) C                                   |                         | 79      | 82        |
| (55-68) D                                   |                         |         |           |
| (39-54) E                                   |                         |         |           |
| (21-38) F                                   |                         |         |           |
| (1-20) G                                    |                         |         |           |
| Not energy efficient - higher running costs |                         |         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |         |           |

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