



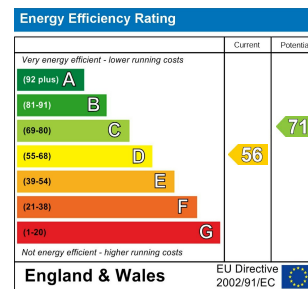
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Did you know that we have our own specialist mortgage consultants who can provide you with free independent advice and information regarding your house purchase and everything it entails, from budget planning to finding the best mortgage available to you\*

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Alternatively email [vince@mortgagesolutionsofwakefield.co.uk](mailto:vince@mortgagesolutionsofwakefield.co.uk) or [chris@mortgagesolutionsofwakefield.co.uk](mailto:chris@mortgagesolutionsofwakefield.co.uk)

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

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**285 Horbury Road, Wakefield, WF2 8JL**

**For Sale Freehold £450,000**

Enjoying a main road position is this four bedroom detached house located on a larger than average plot with landscaped rear garden having year round foliage and numerous patio areas. Benefiting from four good size bedrooms, modern house bathroom, three reception rooms and bespoke kitchen. UPVC double glazing and gas central heating.

The accommodation comprises entrance porch, entrance hall, spacious living room with Portuguese fireplace and bay window, dining room, kitchen with high gloss units and archway into the breakfast room, shower room/utility room and a rear porch. There is a useful cellar room. To the first floor there are four bedrooms, bedroom two with w.c. off, the house bathroom and separate w.c. Accessed through double cast iron gates onto the tarmac driveway providing ample off road parking, single detached garage with electric quarter panel door to the front, power and light. Paved pathway leading to the landscaped rear garden. The rear garden has Yorkshire stone paved patio, attractive lawn with beautiful planted borders, timber summerhouse and further Yorkshire stone patio. At the bottom of the garden there is a timber decked patio area and wooden pergola. Large timber fence, timber fence surrounds and lighting.

Within walking distance to the local amenities and schools located nearby. Local bus routes travel to and from Wakefield city centre as well as Huddersfield. The M1 motorway is only a short drive away ideal for those looking to travel further afield on daily basis.

Only a full internal inspection will reveal all that is on offer at this quality home and an early viewing is recommended.



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## ACCOMMODATION

### PORCH

Solid wooden door with stained glass inserts with two timber single glazed stained glass windows to either side with lead inserts. Leads into entrance hall.

### ENTRANCE HALL

Timber single glazed stained glass frosted window to the side aspect, a white old style radiator and ornate coving to the ceiling. Doors to living room, kitchen, dining room and down to the cellar.

### LIVING ROOM

121" x 13'3" [3.70m x 4.04m]

Walk in bay window with UPVC double glazed windows overlooking the front aspect, radiator, living flame effect gas fire on a Portuguese limestone hearth with decorative interior and surround.



### DINING ROOM

1211" x 1211" [3.94m x 3.95m]

UPVC double glazed window overlooking the rear garden with built in wooden shutters behind and solid wooden door with stained glass inserts leading into the rear porch. Gas fire with solid marble hearth and surround. Two wall lights, radiator and ornate coving to the ceiling.



### KITCHEN

72" x 15'3" [2.20m x 4.66m]

Range of wall and base high gloss units with granite work surface over and integrated Neff double oven/grill with separate four ring Neff induction hob. Serving hatch and archway through to the breakfast room. Fully tiled floor, radiator, integrated Neff microwave, integrated Neff full sized dishwasher and integrated fridge. Timber double glazed window looking through into rear porch and timber double glazed window looking over the side aspect. Stainless steel sink and drainer cut into the work surface with a mixer tap and swan neck. Strip lighting and soft close cupboards and down lights built into wall units.

### BREAKFAST ROOM

8'10" x 11'3" [2.70m x 3.45m]

UPVC double glazed window overlooking the rear aspect with timber shutters behind, radiator, fully tiled floor and pitch sloping ceiling with inset spotlights within. Two timber double glazed Velux window and solid wooden door with chrome handle leading through to the downstairs shower room/w.c.

### SHOWER ROOM/W.C.

2'10" x 9'0" [0.88m x 2.76m]

Enclosed shower cubicle with glass door, mixer shower within and fully tiled walls within shower cubicle. Half tiled walls and fully tiled floor. Wash basin with two taps, low flush w.c., UPVC double glazed frosted window to the side aspect and archway providing access into utility room.

### UTILITY ROOM

4'0" x 7'11" [1.22m x 2.42m]

Range of wall and base high gloss units with laminate work surface over. Plumbing and drainage for washing machine with space under the counter, as well as space for dryer under the counter. Wall mounted combi condensing boiler, central heating radiator, fully tiled floor, UPVC double glazed window with built in timber shutters behind, overlooking the front aspect. Pantry cupboard within.

### CELLAR

6'11" x 4'11" [2.12m x 1.50m]

Original curing table, polished concrete floor, UPVC double glazed window to the side aspect. Light and power within. Space for a fridge/freezer.

### FIRST FLOOR LANDING

Doors to bedrooms, bathroom and separate w.c. Picture rail.

### BEDROOM ONE

122" x 13'3" [3.72m x 4.04m]

UPVC double glazed window overlooking front elevation with built in timber shutters. Range of fitted wardrobes with two doubles and fitted bedside drawers. Radiator and picture rail.



### BATHROOM

7'1" x 6'6" [2.17m x 1.99m]

Two piece suite comprising curved panelled bath with shower screen, mixer tap and mixer shower over and a wash basin set on vanity units with chrome mixer tap and laminate work surface. Vanity mirror, chrome ladder style radiator, tiled walls, UPVC double glazed window to the side.



### BEDROOM FOUR

8'0" x 6'11" [2.45m x 2.12m]

Loft access, UPVC double glazed window overlooking front elevation with built in shutter behind, central heating radiator and 1.5 wardrobe storage cupboards running above where the single bed frame is currently housed with fitted bedside cabinet and set of fitted drawers.

### BEDROOM TWO

10'4" x 12'11" [3.16m x 3.94m]

UPVC double glazed window overlooking the rear elevation with built in timber shutters behind, picture rail, radiator and door providing access into en suite w.c.

### EN SUITE W.C.

3'2" x 2'821" [0.98m x 0.86m]

Low flush w.c., wall hung wash basin with two chrome taps and tiled splash back behind. Laminate flooring, wall mounted extractor fan and wall light.

### BEDROOM THREE

8'11" x 9'11" [2.72m x 3.03m]

Range of fitted furniture with double fitted wardrobe, single fitted wardrobe and storage cupboards running above desk area with fitted drawers within. UPVC double glazed window with built in timber shutters behind overlooking the rear elevation and far reaching views behind. Picture rail and central heating radiator.

### OUTSIDE

To the front of the property there are double cast iron gates which provide access onto an L shaped tarmac off road driveway with superb planted borders. Driveway runs down the side of the property and provides ample off road parking for at least five vehicles. Cast iron gate with tarmac pathway to the side of the 1.5 tandem detached garage with an electric panelled door to the front and a timber single glazed window at the rear of the garage. There is an Indian stoned paved patio area which flows around the entire rear of the property, providing an entertaining space with cast iron railing surrounding it and superb landscaped gardens within and manicured borders surrounding the patio area. Timber summerhouse with timber double doors to the front with timber single glazed windows. There is a further paved patio area, perfect for alfresco dining with three attractive lawned gardens with superb manicured edges and central rose bushes within the garden. Paved pathways that lead to a timber decked L shaped and tiered patio area at the rear and paved seating area with a timber wooden pergola with colourful plants and trees which flower through the entire year so it is a full season garden that always has colour. There's a timber trellis that has a large timber shed behind and storage area with rose bushes and vines covering. Timber panel surround fences on all three sides of the larger than average rear garden, making it completely enclosed. From the paved patio area, there is a cast iron curved staircase up to bedroom three, with no access but could be utilised as a balcony. Up and down lights throughout entire fencing in the garden providing a very beautiful place to sit in the evening.



### COUNCIL TAX BAND

The council tax band for this property is E.

### VIEWINGS

To view please contact our Wakefield office and they will be pleased to arrange a suitable appointment.

### 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.

### EPC RATING

To view the full Energy Performance Certificate please call into one of our six local offices.