



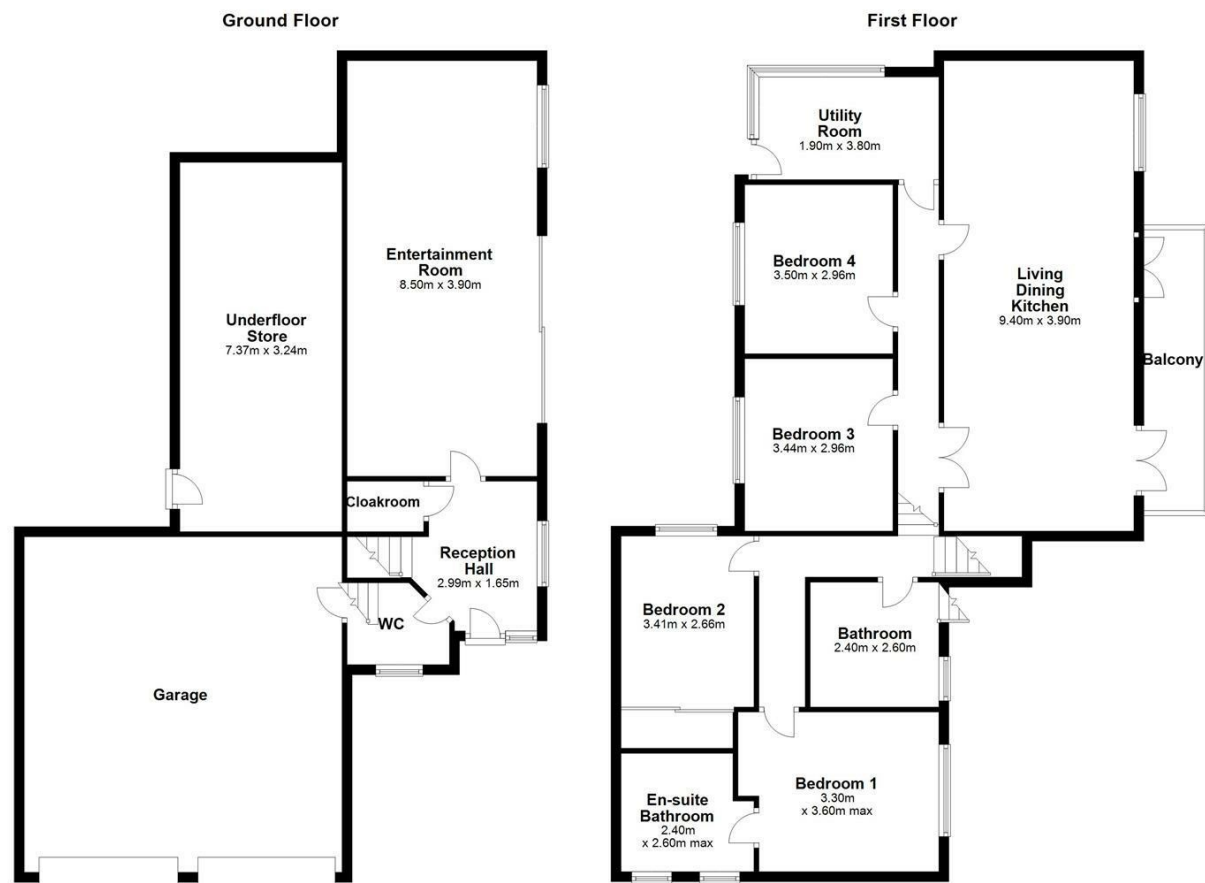
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5 Addingford Lane, Horbury, Wakefield, WF4 5BL

For Sale Freehold £599,000

A spectacular four double bedroomed family home with panoramic far reaching views tucked away in this enviable enclosed position on the fringe of this highly sought after area.

With a gas fired central heating system and sealed unit double glazed windows, this well maintained and beautifully presented home has an open entrance porch that leads through into a welcoming reception hall. Off the reception hall there is a walk in cloaks cupboard, as well as a separate guest toilet and huge entertainment room that has French doors out to the patio overlooking the gardens, valley and countryside beyond. To the main floor there is a wonderful family living dining kitchen with two sets of French doors leading out onto an elevated balcony with glazed balustrades, taking full advantage of the views. The adjoining kitchen is fitted to an excellent standard with integrated appliances. There is a separate utility room in addition. The principal bedroom has a quality en suite with the three further double bedrooms being served by a particularly well appointed family bathroom/w.c. Outside, the property is approached via a wide driveway that provides ample off street parking that leads up to a double garage. There is a sheltered patio garden on the northern side of the house, whilst the principal gardens lie to the south with an enviable patio entertainment area having steps down to a lawned garden with a further large decked patio sitting area, two substantial wooden sheds (both with lights and electrics) and a thoughtfully arranged shrub and planted garden.

The property is situated in this enviable area on the fringe of Horbury within easy reach of a good range of local shops, schools and entertainment facilities. A broader range of amenities are available in the nearby city centre of Wakefield and the national motorway network is readily accessible.

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.

MORTGAGES

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*

Wakefield office 01924 291294,

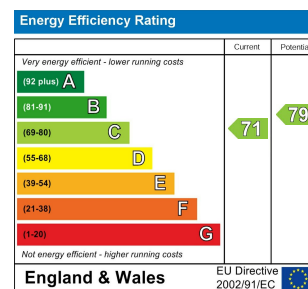
Pontefract & Castleford office 01977 798844

Ossett & Horbury offices 01924 266555

and Normanton office 01924 899870.

Please ring us to arrange a mortgage advice appointment.

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



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If you are thinking of making a move then take advantage of our FREE market appraisals, with the knowledge that we have been selling houses for the people of the WF postcodes for over 50 years.

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CONVEYANCING

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ACCOMMODATION

RECEPTION HALL

An open entrance porch with a composite entrance door with side screens, window to the front taking full advantage of the views, central heating radiator and quality wood effect laminate flooring. Walk in cloakroom, stairs to the first floor and guest cloakroom.

GUEST W.C.

5'2" x 5'2" [max] [1.6m x 1.6m [max]]

Frosted window to the side and fitted with a two piece white and chrome cloakroom suite comprising low suite w.c. and pedestal wash basin. Steps down to the internal door into the garage.

UNDERFLOOR STORE

24'3" x 10'5" [7.4m x 3.2m]

Valuable additional storage space provided by the underfloor store, accessed from the rear garden with lighting.

ENTERTAINMENT ROOM

27'10" x 12'9" [8.5m x 3.9m]

A fantastic open space with sliding French doors out to the patio, additional window, contemporary style central heating radiator with integrated bench, provision for a wall mounted television and double central heating radiator.



FIRST FLOOR

LIVING DINING KITCHEN

30'10" x 12'1" [9.4m x 3.7m]

A fantastic family space with two sets of French doors out a balcony with glazed panels taking full advantage of the far reaching views over the valley and countryside beyond. To the living area there are two double central heating radiators, as well as an additional window to the side. Whilst to the kitchen area, there is a generous range of well fitted wall and base units with laminate work tops and laminate splash backs. 1 1/2 bowl integrated ceramic sink unit, a five ring ceramic hob with filter hood over, built in oven and separate grill, matching island unit, space for a tall fridge/freezer, integrated dishwasher and a further window taking full advantage of the southerly views.

UTILITY ROOM

6'2" x 12'5" [1.9m x 3.8m]

UPVC external door to the rear, ceramic tiled floor, central heating radiator and a range of fitted cupboards with laminate work top over and a stainless steel sink unit. Space and plumbing for a washing machine and polycarbonate glazed roof.

BEDROOM ONE

11'9" x 10'9" [3.6m x 3.3m]

Window to the front taking full advantage of the far reaching views, central heating radiator and access to the en suite.



EN SUITE/W.C.

8'6" x 7'10" [max] [2.6m x 2.4m [max]]

Two windows to the side, fitted with a quality white and chrome three piece suite comprising large double ended bath with shower over, vanity wash basin with cupboards under and low suite w.c. Chrome ladder style heated towel rail and extractor fan.



BEDROOM TWO

11'1" x 8'10" [3.4m x 2.7m]

Window to the side, central heating radiator and full width range of fitted wardrobes with hanging and shelving space.

BEDROOM THREE

11'1" x 9'10" [3.4m x 3.0m]

Window to the rear, central heating radiator and wood effect laminate flooring.

BEDROOM FOUR

11'5" x 9'10" [3.5m x 3.0m]

Currently used as a gymnasium. Window to the rear and central heating radiator.

BATHROOM/W.C.

8'6" x 7'10" [2.6m x 2.4m]

Frosted window to the front, tiled walls and fitted with a quality four piece white and chrome suite comprising bath with whirlpool function, separate shower cubicle with twin head shower, pedestal wash basin and low suite w.c. Chrome heated towel rail and extractor fan.



OUTSIDE

The property is approached via a double width driveway that leads up to a large double garage with twin up and over doors. The principal gardens lie to the south side of the house and have been thoughtfully and skilfully landscaped with a large raised patio area spilling out from the entertainment room, ideal for al fresco dining. Steps lead down past a substantial wooden shed [with lights and electrics] with double doors opening onto a decking area making the most of the view on to the garden and far reaching countryside and is ideal as a summer room. There is a lawned garden area, beyond which is a further large decked sitting area with another substantial wooden shed [with lights and electrics] and well established shrub beds and borders. To the north side of the house there is a further sheltered patio garden with planted beds and borders.



COUNCIL TAX BAND

The council tax band for this property is E.

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.