



**WAKEFIELD** | **OSSETT** | **HORBURY**  
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**6 Hallcroft Drive, Horbury, Wakefield, WF4 5DF**

**For Sale Freehold £220,000**

Situated close to Horbury town centre is this well presented semi detached bungalow benefitting from driveway parking, detached garage and enclosed rear garden.

The property briefly comprises of the kitchen/diner, inner hallway leading to the living room, two bedrooms and the shower room/w.c. Externally there is ample driveway to the front and side leading under a car port and detached garage. To the rear there is patio seating with steps leading to an artificial lawn.

Situated close to Horbury town centre the property is ideally located for all local shops and amenities including local schools. The motorway network is only a short distance away, perfect for those looking to commuter further afield for work.

Only a full internal inspection will reveal all that's on offer at this home and a viewing is highly recommended.

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

**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\*

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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

**FREE MARKET APPRAISAL**

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.

**PROPERTY ALERTS**

Make sure you keep up to date with all new properties in your price range in the particular area you have in mind by registering your details with us.

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## ACCOMMODATION

### KITCHEN

16'0" x 8'7" [4.90m x 2.63m]

Side composite door into the kitchen. Fitted kitchen with an array of wall and base units with laminate work tops, tiled splash back along the side, stainless steel sink and drainer unit, space for a cooker with cooker hood, space for a fridge/freezer and space for a washing machine. UPVC double glazed windows to the side and rear, two central heating radiators, spotlights to the ceiling and door to the inner hallway.



### INNER HALLWAY

Access to two bedrooms, shower room and living room.

### LIVING ROOM

14'5" x 7'8" [4.41m x 2.35m]

UPVC double glazed window to the rear elevation, two central heating radiators and wood effect laminate flooring. Feature fireplace with wood surround.



### BEDROOM ONE

8'8" x 11'0" [2.66m x 3.37m]

UPVC double glazed bay window to the front elevation, central heating radiator and wood effect laminate flooring.



### BEDROOM TWO

8'5" x 8'9" [2.59m x 2.68m]

UPVC double glazed window to the front elevation and central heating radiator.

### SHOWER ROOM/W.C.

6'0" x 5'5" [1.85m x 1.66m]

UPVC double glazed frosted window to the side elevation. Three piece suite comprising corner shower cubicle with sliding glass door and wall mounted electric shower, vanity wash hand basin with mixer tap and low flush w.c. Central heating radiator, partially tiled walls and spotlights to the ceiling.



### OUTSIDE

To the front of the property there is a tarmacadam driveway with space for one vehicles and lawn to

the side with bush and shrubbery border. Gated entry leads to further driveway parking with space for two further vehicles leading to a car port and detached garage with power and light. A side gate leads through to the rear garden with flagged patio seating area and steps leading up to an artificial lawn surrounded by bush and shrubbery border with a greenhouse.



### COUNCIL TAX BAND

The council tax band for this property is C.

### FLOOR PLAN

This floor plan is intended as a rough guide only and is not to be intended as an exact representation and should not be scaled. We cannot confirm the accuracy of the measurements or details of this floor plan.

### 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.