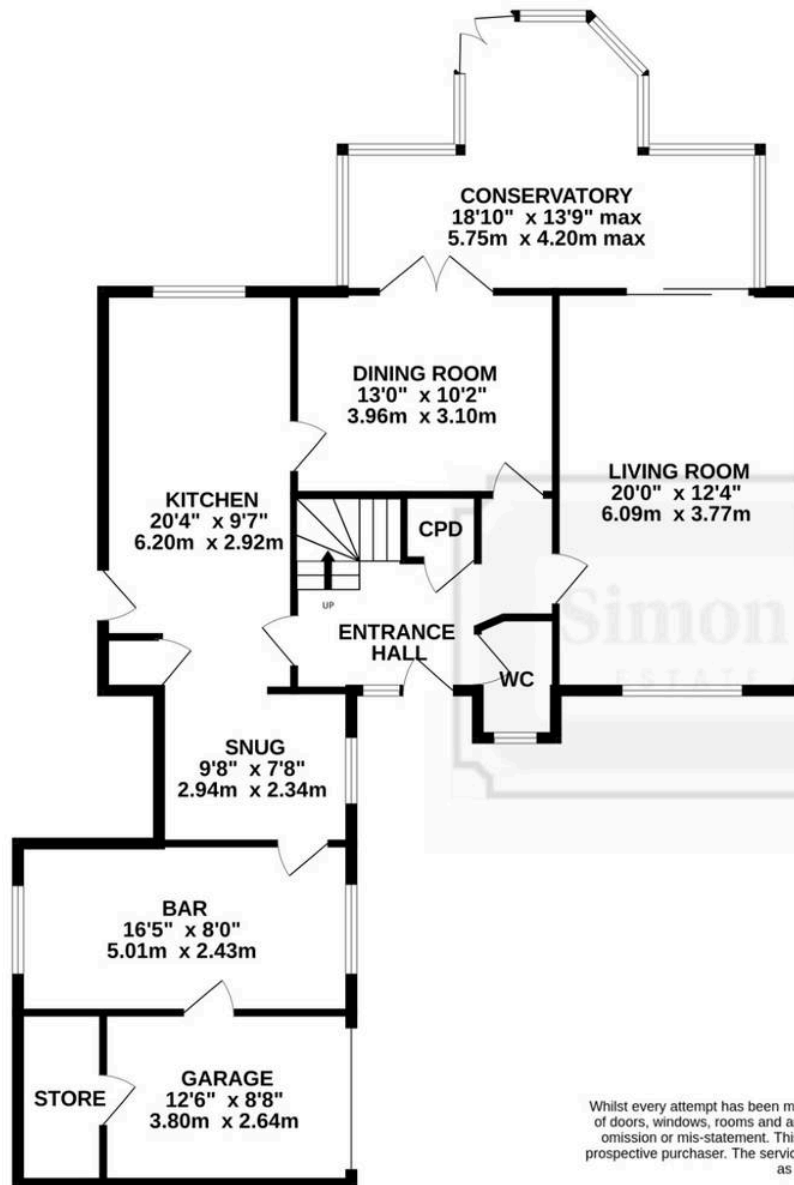




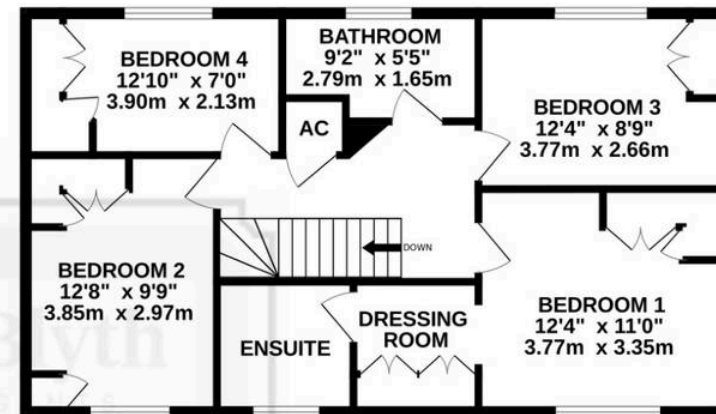
Highfield Grange, Horbury
Wakefield

Offers in Region of **£580,000**

GROUND FLOOR



1ST FLOOR



HIGHFIELD GRANGE

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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Highfield Grange

Horbury, Wakefield

OCCUPYING A GENEROUS CORNER PLOT AND TUCKED AWAY IN AN EXECUTIVE DEVELOPMENT OF PROPERTIES AT HIGHFIELD GRANGE, HORBURY. THE PROPERTY IS IN CATCHMENT FOR WELL REGARDED SCHOOLING, CLOSE TO AMENITIES AND IDEALLY POSITIONED FOR ACCESS TO COMMUTER LINKS. THIS SPACIOUS, WELL PRESENTED FAMILY HOME OFFERS VERSATILE ACCOMMODATION WITH THE BENEFIT OF DRIVEWAY, SUMMERHOUSE/ GARDEN OFFICE AND FOUR WELL PROPORTIONED BEDROOMS.

The accommodation briefly comprises of entrance hall, downstairs WC, lounge, formal dining room, breakfast kitchen, snug/family room, conservatory, bar, garage and utility room to the ground floor. To the first floor there are three double bedrooms all with fitted furniture and a single bedroom again with fitted wardrobes and the house bathroom. Bedroom one has dressing area/walk-in wardrobe and ensuite shower room. Externally there is a driveway to the front leading to the garage with low maintenance artificial lawn, decked area. To the rear is a fantastic enclosed garden with patio area with timber gazebo, a lawn area and a multi-purpose summerhouse which currently houses a hot tub that would make an ideal garden office.

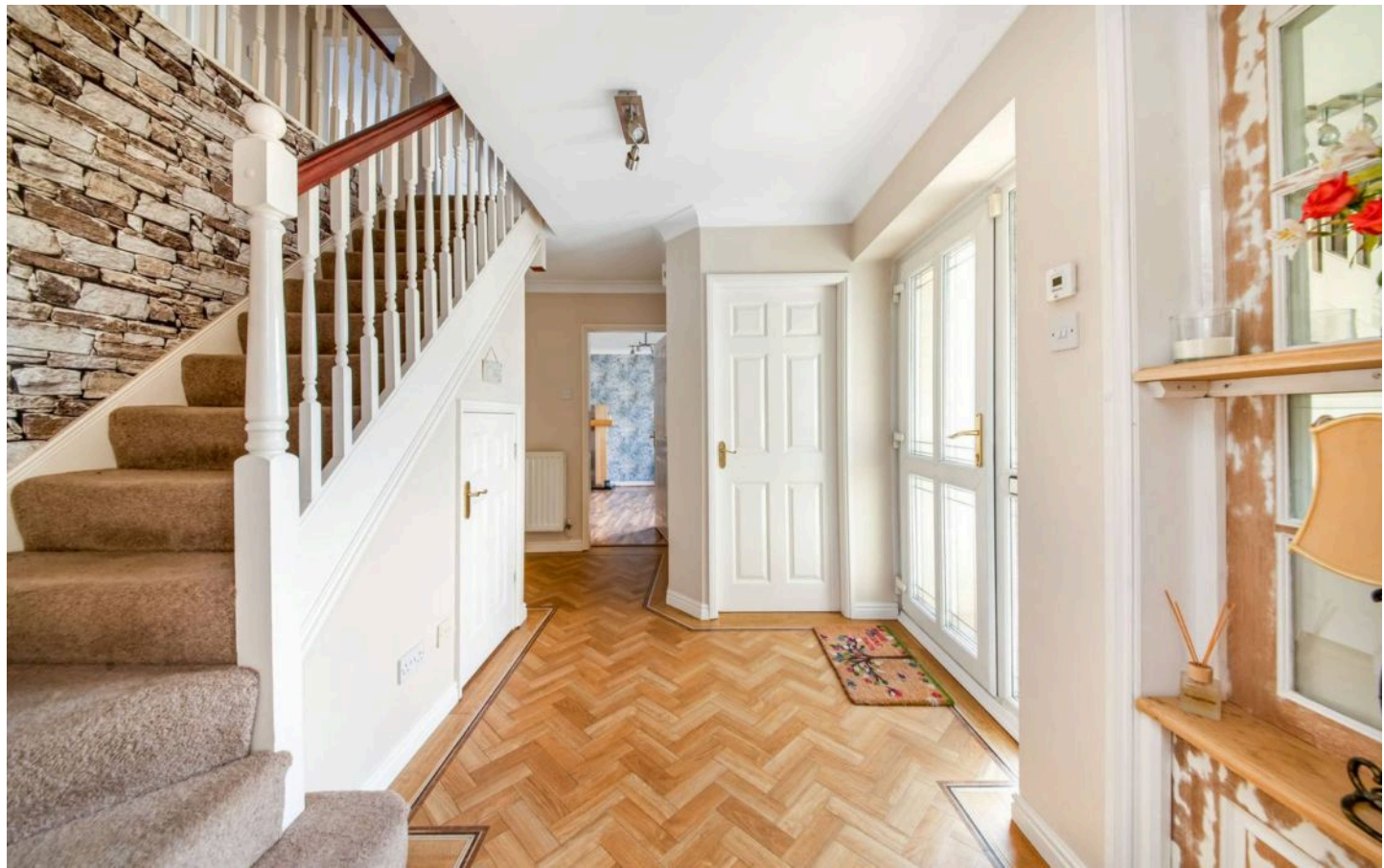
GROUND FLOOR

ENTRANCE HALL

Enter into the property through a multipaneled PVC and triple glazed front door with obscured glazed inserts and leaded detailing into the entrance hall. There is an adjoining triple glazed window with obscured glazed inserts and leaded detailing providing the entrance hall with a great deal of natural light. The entrance hall features fabulous Amtico flooring, a ceiling light point, decorative coving and a radiator. There are doors providing access to the breakfast kitchen, lounge, formal dining room, downstairs W.C and a door enclosing a useful under stairs storage cupboard. There is a kite winding staircase with wooden banister and spindle balustrade proceeding to the first floor.

DOWNSTAIRS W.C

The downstairs W.C features a modern contemporary two piece suite which comprises of a low-level W.C with push button flush and concealed cistern, and a wall hung wash hand basin with a chrome monobloc mixer tap. The attractive and Amtico flooring continues through from the entrance hall and there is a chrome ladder style radiator, attractive tiling to the walls, a double-glazed window with obscured glass to the front elevation and a ceiling light point.

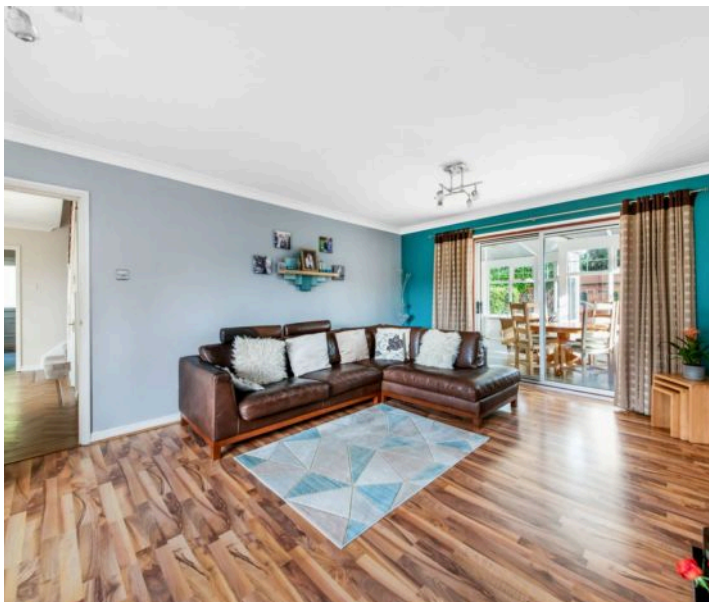




LIVING ROOM

20' 0" x 12' 4" (6.09m x 3.77m)

As the photography suggests, the lounge is a generously proportioned, light and airy reception room which features a bank of double-glazed windows to the front elevation. There is high quality flooring, decorative coving to the ceilings, two radiators and two ceiling light points. The focal point of the room is the living flame effect gas fireplace with a modern contemporary inset and surround. There are double-glazed sliding patio doors to the rear elevation providing access to a fabulous conservatory, also providing a pleasant view across the property's gardens.



FORMAL DINING ROOM

13' 0" x 10' 2" (3.96m x 3.10m)

The formal dining room, again, is a generously proportioned reception room which features fabulous Amtico flooring. There is decorative coving to the ceilings, inset spotlighting and a radiator. There are double-glazed French doors which provide access to the conservatory and provide pleasant views across the property's gardens.

CONSERVATORY

18' 10" x 13' 9" (5.75m x 4.20m)

The conservatory is a fabulously proportioned room which enjoys the sunshine throughout the day with banks of windows at either side elevation and the rear elevation, providing the room with a great deal of natural light and providing pleasant views across the property's well stocked and well-maintained gardens. There is laminate flooring, a ceiling light point with fan attachment, ample plug points in situ and an air-conditioning system. There are double-glazed French doors that provide seamless access to the gardens.

UTILITY CUPBOARD

The utility cupboard features plumbing and provisions for an automatic washing machine. There is a work surface over, tiling to the work surface and it also houses the wall mounted boiler.

FAMILY ROOM/SNUG

9' 8" x 7' 8" (2.94m x 2.34m)

A great addition to the breakfast kitchen room is the family room/snug. This versatile space features high quality flooring, a bank of double-glazed windows to the side elevation, floor to ceiling fitted cupboards for additional storage and there is decorative coving to the ceilings, a central ceiling light point and a vertical column radiator. There is a multipaneled door which proceeds to the bar.





BREAKFAST KITCHEN

20' 4" x 9' 7" (6.20m x 2.92m)

The breakfast kitchen room is a particularly spacious room which enjoys views across the property's gardens through the bank of windows to the rear elevation. There is attractive high quality Amtico flooring, inset spotlighting to the ceiling and two ceiling pendant light points over the breakfast island. The kitchen features a wide range of high quality fitted wall and base units with complimentary granite work surfaces over, which incorporate a bevel drainer unit with a one and half bowl inset stainless steel sink, and a chrome mixer tap. The kitchen is well equipped with high-quality built-in appliances which includes an AEG ceramic electric hob with matching AEG cooker hood over, a built-in waist level fan assisted oven, an integrated shoulder level microwave combination oven and a Miele coffee machine with warming drawer beneath. There is also an integrated dishwasher and a built-in fridge and freezer unit. The kitchen benefits from under unit lighting, soft closing doors and drawers, a large butler cabinet and a granite peninsula for breakfast dining with an additional raised ceramic work surface. The kitchen area has a double-glazed external PVC door to the side elevation and a multipaneled door encloses the utility cupboard. There is an arched doorway that seamlessly proceeds to the snug/family room which is a multipurpose space and could be utilised as a study.



BAR

16' 5" x 8' 0" (5.01m x 2.43m)

The bar is a great space for entertaining and is fully kitted out with a bespoke bar unit with shelving beneath. There is lighting and power in situ, dual aspect windows to either side elevation providing the space with a great deal of natural light and this room would make an ideal home office, hobby room or recreational room. It has a door which encloses the integral garage.



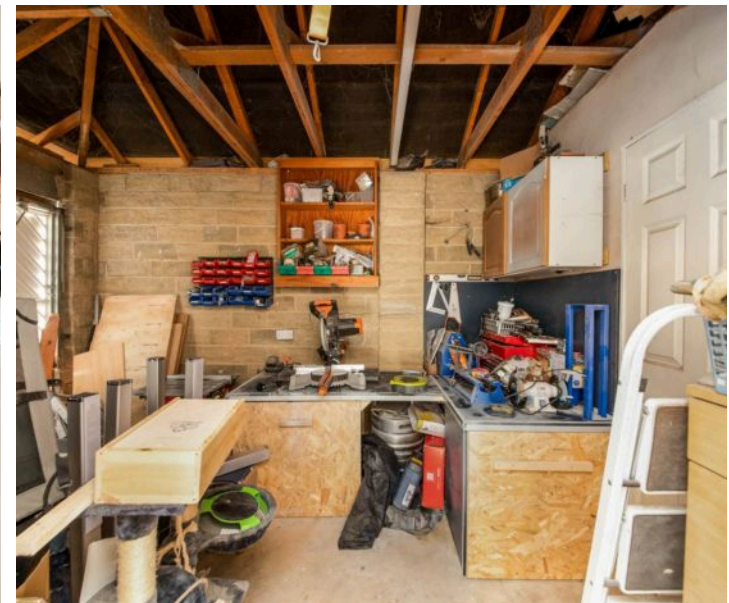
GARAGE

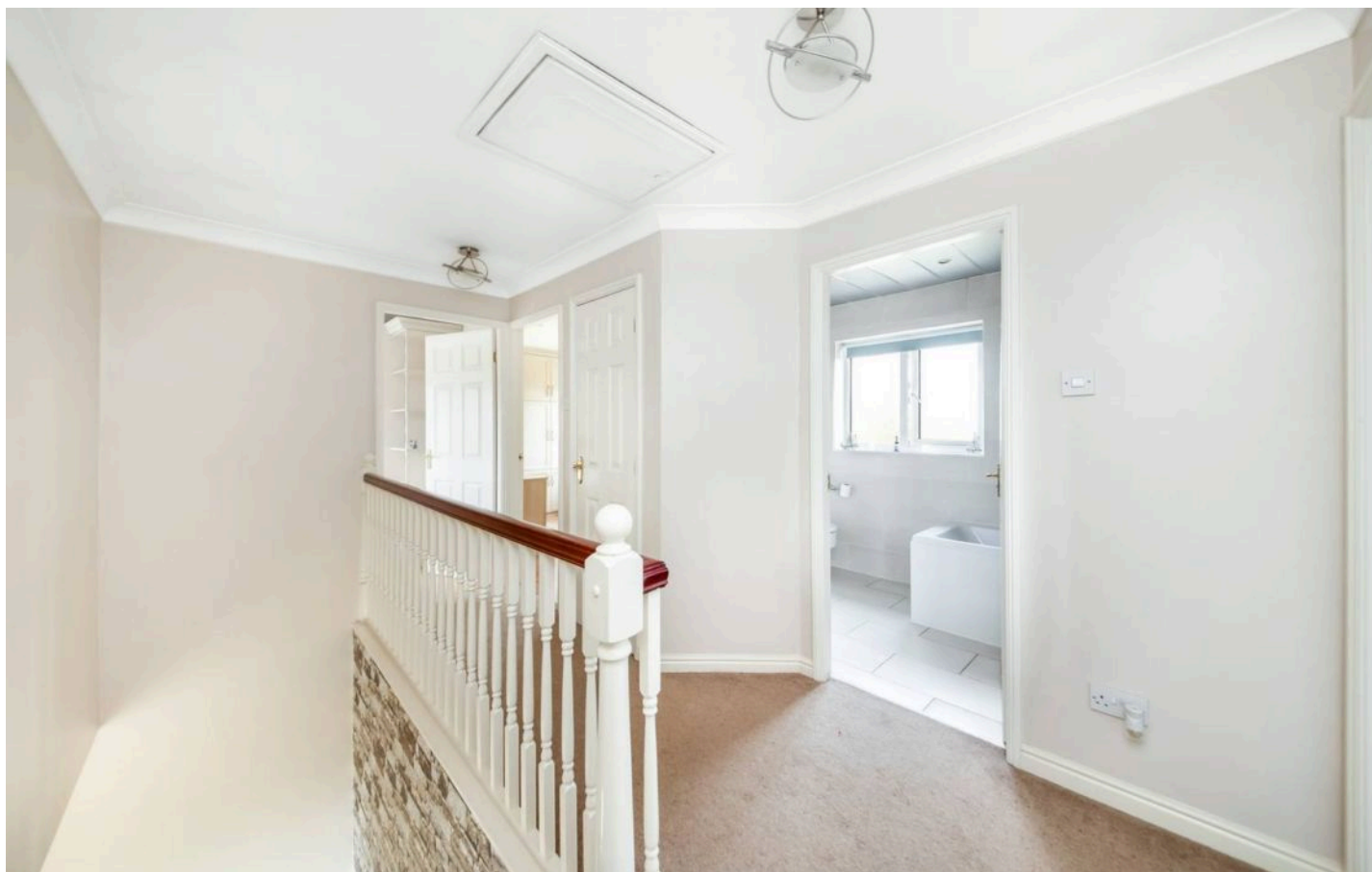
12' 6" x 8' 8" (3.80m x 2.64m)

The garage features an up and over door. There is lighting and power in situ and the garage is currently utilised as a workshop so there are fitted worksurfaces with various shelving units in situ and additional storage available in the rafters. A multipaneled door then encloses the utility room.

UTILITY ROOM/STORE

The utility room has space and provisions for a chest freezer and a condensed tumble dryer, there is lighting and power in situ.





FIRST FLOOR

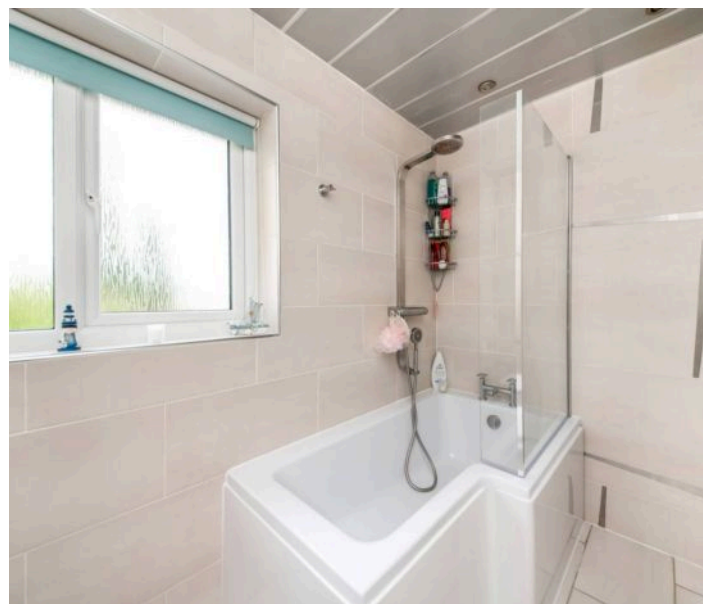
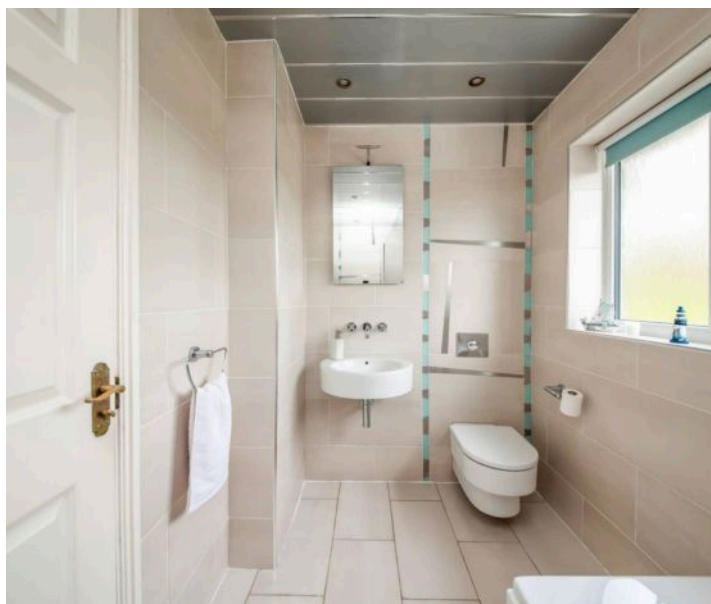
LANDING

Taking the kite winding staircase from the entrance hall you reach the first-floor landing which features a wooden banister with spindle balustrade over the stairwell head. There is decorative coving to the ceilings, multipaneled doors providing access to the bedroom and bathroom accommodations and enclosing a useful airing cupboard. There is a loft hatch providing access to a useful attic space.

HOUSE BATHROOM

9' 2" x 5' 5" (2.79m x 1.65m)

The house bathroom features a modern contemporary three-piece suite which comprises of an L-shaped panelled bath with thermostatic rainfall shower head, a separate handheld attachment and a glazed shower guard. The house bathroom also comprises of a low-level W.C with concealed cistern and push button flush, and a circular wash hand basin with a wall mounted mixer tap. There is tiled flooring, attractive tiling to the walls, a panelled ceiling with inset spotlighting, a double-glazed bank of windows with obscured glass to the rear elevation and a vertical anthracite column radiator with chrome towel rails.



BEDROOM ONE

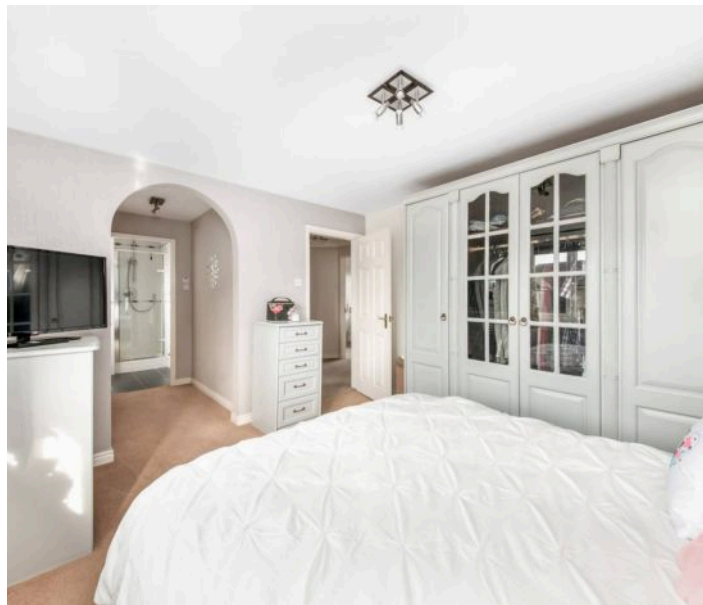
12' 4" x 11' 0" (3.77m x 3.35m)

Bedroom one is a generously proportioned, light and airy double bedroom which has ample space for freestanding furniture. There is a bank of double-glazed windows to the rear elevation with a pleasant view onto Highfield Grange and with a pleasant tree line beyond. There is a ceiling light point, a radiator and the room benefits from an array of fitted furniture which includes fitted wardrobes with overhead cabinets, providing a wealth of storage. An arched doorway leads to the walk-in wardrobe. The walk-in wardrobe has three multipaneled doors which enclose fitted wardrobes which have hanging rails and shelving in situ. There is a multipaneled door which proceeds to the en-suite shower room.



EN-SUITE SHOWER ROOM

The ensuite shower room features a white three-piece suite which comprises of a fixed frame shower cubicle with thermostatic shower, a low-level W.C with push button flush and a circular wash hand basin with ceramic upstand and a chrome mixer tap. There are tiled walls and tiled floors, a panelled ceiling with inset spotlighting, a double-glazed window with obscured glass to the front elevation, an extractor vent and a chrome ladder style radiator.





BEDROOM TWO

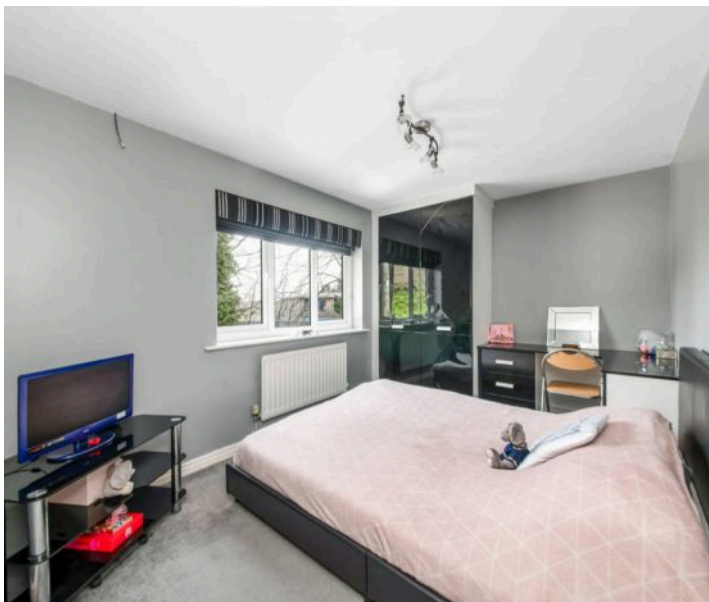
12' 8" x 9' 9" (3.85m x 2.97m)

Bedroom two is a light and airy double bedroom which has ample space for freestanding furniture. There is a bank of double-glazed windows to the side elevation which provide the room with a great deal of natural light, a ceiling light point and a radiator. The room benefits from fitted wardrobes with matching overhead cabinets and a drawer unit with display shelving above.

BEDROOM THREE

12' 4" x 8' 9" (3.77m x 2.66m)

Bedroom three is a double bedroom which has ample space for freestanding furniture. There is a bank of double-glazed windows to the rear elevation which has a pleasant view across the property's gardens and the tree lined backdrop beyond. There is a ceiling light point, a radiator and fitted wardrobes with a matching desk/dressing table with drawer units beneath.



BEDROOM FOUR

12' 10" x 7' 0" (3.90m x 2.13m)

Bedroom four is a single bedroom that benefits from an array of fitted furniture which includes floor to ceiling fitted cupboards with hanging rails and shelving within. There is a single door wardrobe and a matching dressing table with drawer unit beneath. There is laminate flooring, inset spotlighting to the ceilings, a radiator and a bank of double-glazed windows to the rear elevation.

EXTERNAL

FRONT EXTERNAL

Externally to the front the property is tucked away in a private cul-de-sac setting and features a tarmacadam driveway providing off street parking for multiple vehicles and leading to the integral garage. Ther front garden is low maintenance and features a raised artificial lawn decked area with recessed lighting and fenced boundaries. There is a door canopy by the front door with towelled flooring, various up and down lights and a pathway down the side of the property encloses the rear garden.

REAR EXTERNAL

Externally to the rear the property occupies a particularly pleasant corner plot with various areas for the growing family. There is a rockery and a flagged patio with a solid timber gazebo ideal for alfresco dining. There is an additional raised decked area for enjoying the afternoon and evening sun which then seamlessly leads to the main portion of the garden which is laid predominantly to lawn and enjoys a pleasant tree lined backdrop. There are low maintenance flower and shrub beds, and the gardens are particularly private with fenced boundaries. At the bottom of the garden there is a substantial summer house which currently houses and has provisions for a hot tub. Alternatively, this could be utilised as a fantastic home office, a hobby room or a recreational area for the growing family. Down the other sided of the property there is a lean-to shed for garden storage and there are various external lights, plug points and a tap.





PROPERTY VIEWING NOTES -

ADDITIONAL INFORMATION

Tenure: Freehold

EPC Energy Efficiency Rating: C

BOUNDARY OWNERSHIP

The boundary ownerships and tenure of the property have not been checked on the title deeds for any discrepancies or rights of way if any (This is a standard statement on all our brochures due to the Property Misdescription's Act)

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Simon Blyth for themselves and for the vendors or lessors of this property, whose agent they are, have made every effort to ensure the details given have been prepared in accordance with the above act and to the best of our knowledge give a fair and reasonable representation of the property. Please note:

1. There is a six inch measurement tolerance or metric equivalent and the measurements given should not be entirely relied upon and purchasers must make their own measurements if ordering carpets, curtains or other equipment.

2. None of the main services, i.e. gas, water, electricity, drainage or central heating system (if any) have been tested in any way whatsoever. This also includes appliances which are to be left in situ by the vendors.

PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES

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Our advisors are dedicated to providing ongoing guidance and advice throughout the entire house purchase process keeping you, your estate agent and solicitor involved with continual updates on the progress. Once in your new home they will be available for ongoing support to build a long term relationship for your future mortgage planning. Your home may be repossessed if you do not keep up repayments on your mortgage.

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OFFICE OPENING TIME

7 DAYS A WEEK

Monday to Friday - 8.45 to 17:30

Saturday - 9:00 to 14:00

Sunday - 11:00 to 13:00

Details printed - 07/03/25



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