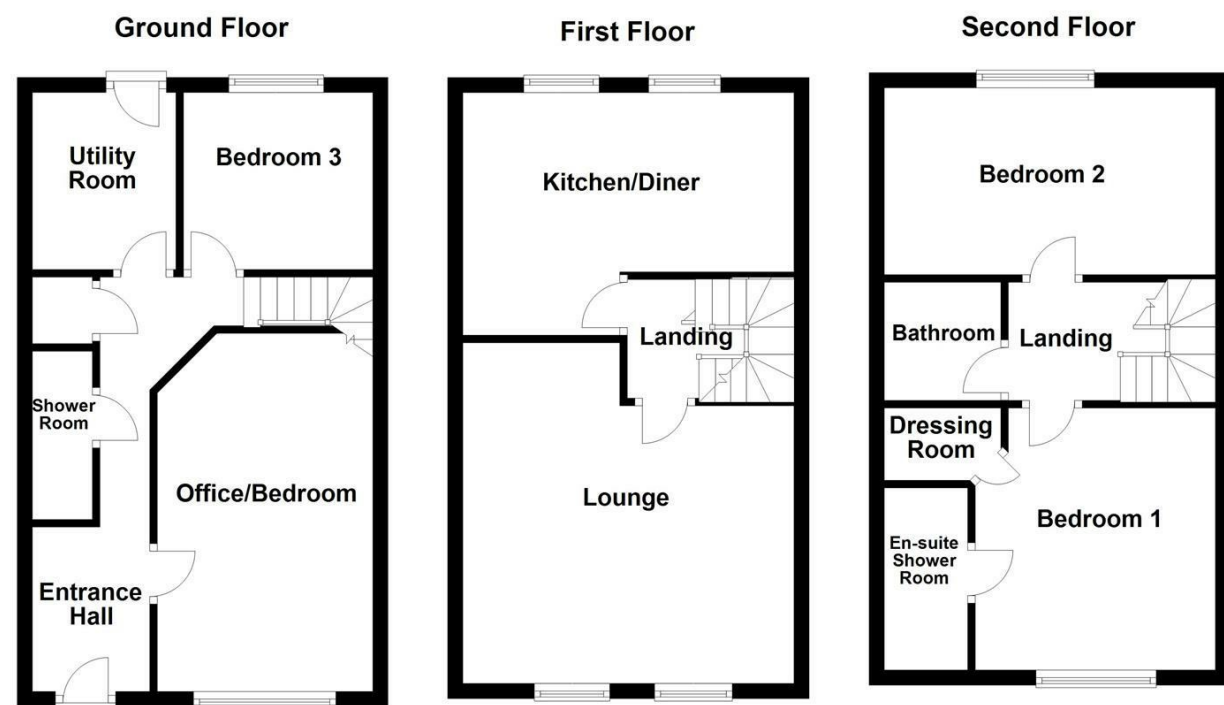




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14 Baring Gould Way, Horbury, Wakefield, WF4 5HX

For Sale Freehold £249,950

Well appointed throughout and offering spacious and versatile accommodation over three levels is this three/four bedroom mid town house, benefitting from UPVC double glazing and gas central heating throughout.

The accommodation briefly comprises entrance hall, utility room, bedroom three, shower room/w.c. and converted garage suitable for a variety of purposes such as office or further bedroom. The first floor landing leads to the spacious lounge and kitchen/diner. To the second floor there are two double bedrooms and the family bathroom/w.c. The main bedroom benefits from a walk-in dressing room and en suite shower room/w.c. Outside, there is a low maintenance block paved garden and driveway providing off street parking to the front, whilst to the rear there is an attractive lawned garden incorporating pebbled and paved areas.

Situated in this popular part of Horbury, the property is well placed for access to Horbury and Ossett centres as well as a range of amenities including local shops, schools, bus routes and good access to the motorway network for those wishing to commute further afield.

An ideal home for the professional couple or growing family which deserves a viewing to fully appreciate the accommodation on offer.

IMPORTANT NOTE TO PURCHASERS

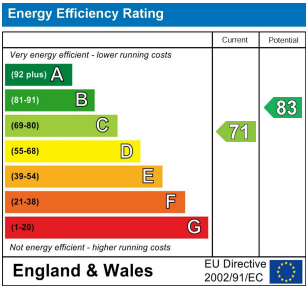
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements to enable them to obtain exact 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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ACCOMMODATION

ENTRANCE HALL

Front entrance door, central heating radiator, cupboard housing the boiler, staircase to the first floor landing and doors to the utility room, bedroom three, shower room/w.c. and office/further bedroom.

UTILITY ROOM

7'8" x 6'3" [2.36m x 1.91m]

Base unit with work surface over incorporating stainless steel sink and drainer, plumbing and space for a washing machine, central heating radiator and rear entrance door.

BEDROOM THREE

8'2" x 7'9" [2.51m x 2.37m]

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

SHOWER ROOM

9'3" x 2'9" [max] [2.84m x 0.86m [max]]

Shower cubicle with folding door, tiled walls and mixer shower. Low flush w.c. and pedestal wash basin. Extractor fan and central heating radiator.

OFFICE/BEDROOM

14'2" x 8'0" [4.34m x 2.44m]

A versatile room converted from the garage and suitable for a variety of purposes. UPVC double glazed window to the front and central heating radiator.

FIRST FLOOR LANDING

Staircase to the second floor landing, central heating radiator and doors to the lounge and kitchen/diner.

LOUNGE

15'7" x 14'8" [max] [4.77m x 4.49m [max]]

Two UPVC double glazed windows to the front, two central heating radiators, spotlights.



KITCHEN/DINER

14'8" x 11'4" [max] [4.48m x 3.46m [max]]

Comprising a range of modern fitted wall and base unit with work surface over incorporating 1.5 bowl stainless steel sink and drainer, integrated oven and grill, four ring gas hob with pull-out filter hood over, space for a fridge/freezer, under plinth lighting, tiled splash backs, central heating radiator and two UPVC double glazed windows to the rear.

SECOND FLOOR LANDING

Loft access hatch. Doors to two bedrooms and the family bathroom/w.c.

BEDROOM ONE

12'3" x 11'5" [max] [3.75m x 3.48m [max]]

UPVC double glazed window to the front, central heating radiator, walk-in dressing room and further door to the en suite shower room/w.c.



EN SUITE SHOWER ROOM

11'0" x 3'0" [0.57m x 0.92m]

Shower cubicle with folding door, tiled walls and mixer shower. Low flush w.c. and pedestal wash basin. Extractor fan and central heating radiator.

DRESSING ROOM

5'7" x 3'8" [1.72m x 1.14m]

The dressing room includes hanging rails, fixed shelving, and lighting.

BEDROOM TWO

14'8" x 8'3" [4.49m x 2.54m]

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



BATHROOM

6'2" x 5'6" [1.88m x 1.69m]

Three piece white suite comprising panelled bath, low flush w.c. and pedestal wash basin. Part tiled walls, extractor fan and central heating radiator.



OUTSIDE

There is a low maintenance block paved garden and driveway providing off street parking. Attractive lawned garden to the rear with pebbled and paved areas and a timber shed.



WHY SHOULD YOU LIVE HERE?

What our vendor says about their property:

"This home is a peaceful place to live. The street is very quiet, and having the main living space on the first floor is a real bonus. It gives the house a more contemporary feel and adds to the sense of privacy, as you're not looking straight onto the street.

The layout works brilliantly for both everyday life and entertaining. There's plenty of space for socialising in groups, and the living room is a real focal point, ideal for cosy evenings, family time or having friends round. With bedrooms on the ground and second floors, with their own shower rooms, the space is very versatile and works well for a range of family or visitor arrangements.

The garden is a real highlight, enjoying sunshine throughout the day and providing a lovely place to relax and unwind. A separate utility room is also a genuine bonus and makes day-to-day living that bit easier.

The area is another big plus, with good places to eat and drink in Horbury Bridge, as well as in Horbury, Ossett and Middlesbrough, all within easy reach."

COUNCIL TAX BAND

The council tax band for this property is D.

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 local offices.

VIEWINGS

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