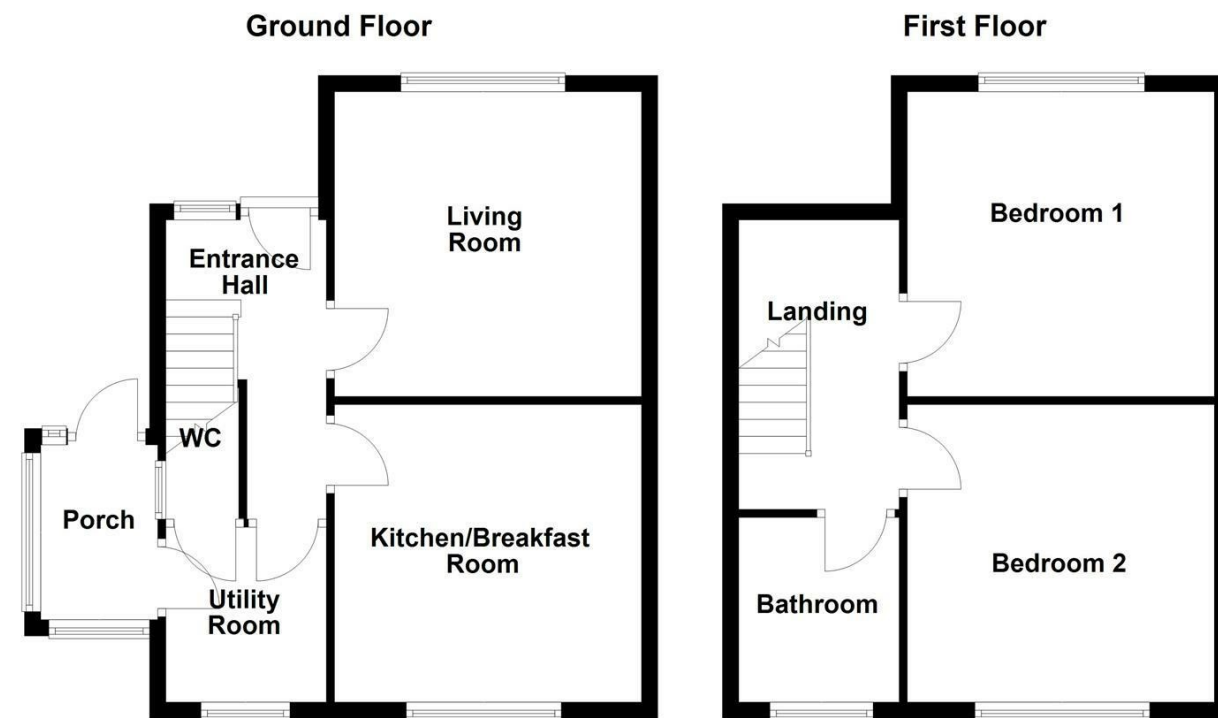




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1, Elmwood Grove, Horbury, Wakefield, WF4 5JH

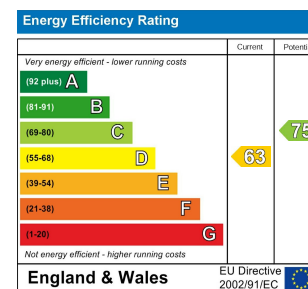
For Sale Freehold £250,000

Occupying a desirable corner plot, this two bedroom semi detached home offers excellent potential for extension or further development, subject to the necessary consents.

The well presented accommodation benefits from double glazing and gas central heating and briefly comprises: an entrance hallway, a spacious living room, a kitchen/breakfast room, a utility room, and a downstairs WC. Stairs lead to the first floor, where there are two generously sized double bedrooms and a modern family bathroom. Externally, the property features low maintenance gardens to the front, side, and rear, with mature plants, trees, and shrubs providing natural borders. There is also gated access to a driveway, offering off road parking for a small vehicle.

Situated in one of Horbury's most sought after locations, the property enjoys close proximity to local amenities including shops, schools, and bus routes, as well as convenient access to the surrounding road network.

Offered with no onward chain, this property represents an ideal opportunity for a professional couple, young family, or those looking to downsize. Early viewing is highly recommended.



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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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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ACCOMMODATION

ENTRANCE HALL

Entrance door to entrance hall which has UPVC double glazed door to the front, UPVC double glazed window next to the entrance door, stairs leading to the first floor landing, central heating radiator. Doors to the utility room, living room, and breakfast kitchen.

LIVING ROOM

12'3" x 11'10" [3.75m x 3.62m]

UPVC triple glazed window to the front, central heating radiator, electric fire with marble back and half wooden surround.



KITCHEN/BREAKFAST ROOM

11'5" x 12'2" [3.5m x 3.73m]

UPVC double glazed window to the rear, central heating

radiator, gas fire with tiled back and wood surround. Comprising of a range of wall and base units with worksurfaces over incorporating a stainless steel sink and drainer with mixer taps, space for a cooker and space for a fridge/freezer.

UTILITY ROOM

7'4" x 6'9" [2.25m x 2.07m]

UPVC double glazed window to the rear, central heating radiator, boiler housed here and doors to the downstairs W.C. and the side porch. Comprising work surfaces over with base units incorporating a stainless steel sink and drainer with mixer taps, plumbing for a washing machine, space for a cooker.



DOWNSTAIRS W.C.

Frosted UPVC double glazed window to the side, low flush W.C..

PORCH

UPVC double glazed windows to the front side and rear, UPVC double glazed entrance door to the front, tiled flooring.

FIRST FLOOR LANDING

Doors to two bedrooms, the house bathroom and a storage cupboard.

BEDROOM ONE

12'3" x 11'9" [3.75m x 3.6m]

UPVC triple glazed window to the front, central heating radiator.



BEDROOM TWO

11'6" x 12'4" [max] [3.51m x 3.77m [max]]

UPVC double glazed window to the rear, central heating radiator, airing cupboard.



BATHROOM

6'9" x 7'6" [2.06m x 2.29m]

Frosted UPVC double glazed window to the rear, central heating radiator. Comprising of a low flush W.C., pedestal wash basin and a panelled bath.



OUTSIDE

Gated access to the side providing off-street parking for one vehicle, low-maintenance flagged garden to the side and rear with plants, trees, and shrubs bordering, timber-framed shed, whilst to the front there is a stone-flagged garden with plants, trees, and shrubs bordering.



COUNCIL TAX BAND

The council tax band for this property is C.

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.