



47 Jenkin Road
Horbury



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Horbury, WF4 6DP



Comprehensively upgraded throughout, the property combines contemporary elegance with generous living space and luxury bathrooms. Its prime village location, mature gardens, and premium finishes make it an outstanding and desirable home.

Having undergone a comprehensive remodel and full programme of renovation by the current owners in 2023, this exceptional home has been meticulously refurbished both internally and externally, achieving an impressively high specification throughout. The property offers sumptuous, versatile, and generously proportioned living accommodation, seamlessly combining period elegance with contemporary luxury. Recent upgrades include a newly installed central heating system, bespoke sash style double glazed windows, and a new roof, and external lighting, all contributing to its superb turnkey condition.

The accommodation briefly comprises a welcoming reception hall and a stunning contemporary open plan breakfast kitchen, dining and family room, featuring a bespoke Daval-designed fitted kitchen. Additional ground floor rooms include a practical utility room, a separate W.C., and an elegant formal living room. A staircase leads to a spacious, light filled landing, giving access to four well proportioned double bedrooms, each finished to a contemporary specification and each benefitting from their own high quality en suite bathrooms. Externally, the home is accessed via private electric gates leading onto a newly laid tarmac driveway providing ample off street parking for several vehicles. A range of sizeable outhouses, currently utilised as storage, offer excellent potential for conversion into a workshop, gym, home office or annexe, subject to requirements. To the rear, the property enjoys a high degree of privacy with a beautifully maintained lawned garden, bordered by mature shrubs, plants, and trees. A stone flagged terrace provides an ideal space for outdoor dining and entertaining. Additionally, a substantial sunroom, fully glazed and versatile in use, offers a further superb living or recreational space.

Occupying an enviable position within the highly sought after village of Horbury, the home lies within easy reach of shops, schools, and local amenities, with convenient bus routes and excellent access to the motorway network. An early viewing is strongly recommended to fully appreciate the quality, scale, and outstanding lifestyle this remarkable home provides and to avoid disappointment.





ACCOMMODATION

RECEPTION HALL

Composite front entrance door with a frosted glass pane into the reception hall, column central heating radiator, stairs to the first floor landing, half panelled walls. Doors to the utility room, the living room and aluminium framed Crittal-style glass doors the kitchen/diner/family room. Camaro herringbone flooring is fitted throughout the ground floor.

UTILITY ROOM

UPVC double glazed sash-style window to the rear, column central heating radiator, spotlighting and under cabinet lighting, door to the downstairs W.C., stairs providing access to the cellar and a sliding pocket door to the kitchen/diner/family room. Contemporary wall and base shaker style units fitted with quartz worksurfaces over and incorporating a 1 1/2 ceramic sink and drainer. Features two integral washer-dryers, ideal for busy family life.

DOWNSTAIRS W.C.

Frosted UPVC double glazed window to the side, central heating towel radiator. Low flush W.C., wash basin over under-counter cupboard.

LIVING ROOM

UPVC double glazed bay window to the rear garden, panelled walls, two contemporary column style radiators, wood burning stove with marble hearth and decorative surround, coving to the ceiling, ceiling rose and wall lighting.

KITCHEN/DINING/FAMILY ROOM

UPVC double glazed bay window to the front, two UPVC double glazed windows to the side, UPVC double glazed bespoke French doors to the front, three contemporary column radiators, sliding pocket door into the utility room, spotlights and a range of task and ambient lighting. A range of bespoke fitted wall and base shaker-style units in painted ash with quartz worksurface over, island with induction touchscreen Elica hob and down draft extractor with hood, solid oak floating breakfast bar. Integrated full height fridge/freezer, NEFF microwave, NEFF coffee machine, two slide and hide NEFF ovens, two integrated dishwashers and pantry unit with in-built lighting, quartz worktop space and sockets.

FIRST FLOOR LANDING

UPVC double glazed window to the front, central heating radiator. Doors to four double bedrooms. Feature carpet rods to the staircase.

BEDROOM ONE

UPVC double glazed sash style window to the front, two contemporary radiators, coving and rose to the ceiling, picture rail, openings round to the hidden walk in dressing room and a door to the en suite bathroom.

WALK IN DRESSING ROOM

UPVC double glazed window to the side, spotlights and sockets, bespoke fitted furniture with panelled doors and a freestanding dressing table.

BEDROOM ONE EN SUITE BATHROOM

UPVC double glazed sash style window to the rear, heated towel radiator, coving to the ceiling, picture rail, dimmable spotlights and ambient wall lights. Luxury freestanding ceramic bath with mixer tap and attachment, twin wash basins with quartz worktops, bespoke cabinetry, walk in shower with rainwater head plus attachment and recessed shelving.

BEDROOM TWO

Two UPVC double glazed windows to the rear and side, contemporary column radiator, loft access, triple wardrobe, door into the en suite bathroom.





BEDROOM TWO EN SUITE BATHROOM

Frosted UPVC double glazed window to the side, heated towel radiator, dimmable spotlights, part tiled walls. Low flush W.C., wash basin with quartz worktops above, panelled bath with mixer shower and rainwater head plus attachment.

BEDROOM THREE

UPVC double glazed sash style window to the front, contemporary radiator, door into the en suite bathroom.

BEDROOM THREE EN SUITE BATHROOM

Heated towel radiator, dimmable spotlights, part tiled walls. Low flush W.C., bespoke furniture with sink and quartz worktops, panelled bath with mixer shower, mains shower head attachment.

BEDROOM FOUR

UPVC double glazed windows to the rear and side, contemporary radiator, loft access, door into the en suite bathroom.

BEDROOM FOUR EN SUITE BATHROOM

Frosted UPVC double glazed window to the side, heated towel radiator, dimmable spotlights, part tiled walls. Low flush W.C., bespoke furniture with sink and quartz worktops, panelled bath with mains shower head and attachment.

SUN ROOM

Double glazed windows surrounding with sliding doors out to the rear garden, tiled flooring, wall lights and sockets. A further reception space.

OUTBUILDING ONE

Light and power throughout. Loft access with drop down storage, boarded roof storage.

OUTBUILDING TWO

GARAGE

Central heating radiator, one double glazed frosted windows, composite side door, electric garage door, lighting.

OUTSIDE

To the front of the property, the composite electric gates open to a large tarmac driveway providing ample off road parking and leading to an integral garage with an electric door, there is a sheltered car port and mature hedging, trees and bushes with privet hedges and walls surrounding the gardens and property. To the rear of the property the South facing garden unfolds into a picturesque, family friendly space. A landscaped lawn is boarded by established shrubs, trees and thoughtfully arranged planting beds. The elevated stone patio provides a perfect seating area for relaxing and entertaining, enjoying views across the garden and beyond.

COUNCIL TAX BAND

The council tax band for this property is F.

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.

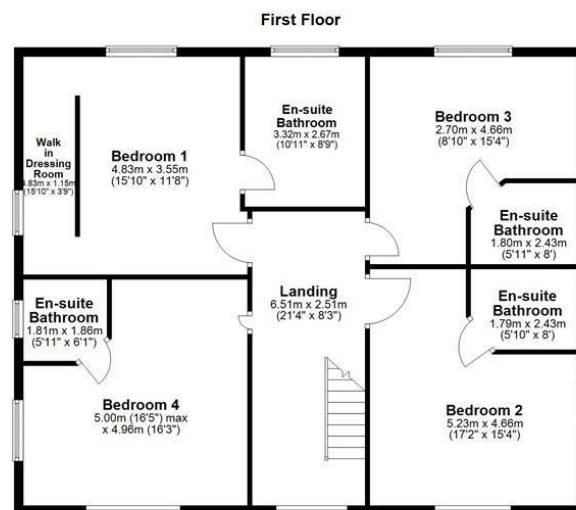
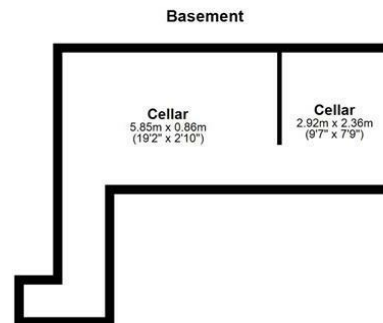
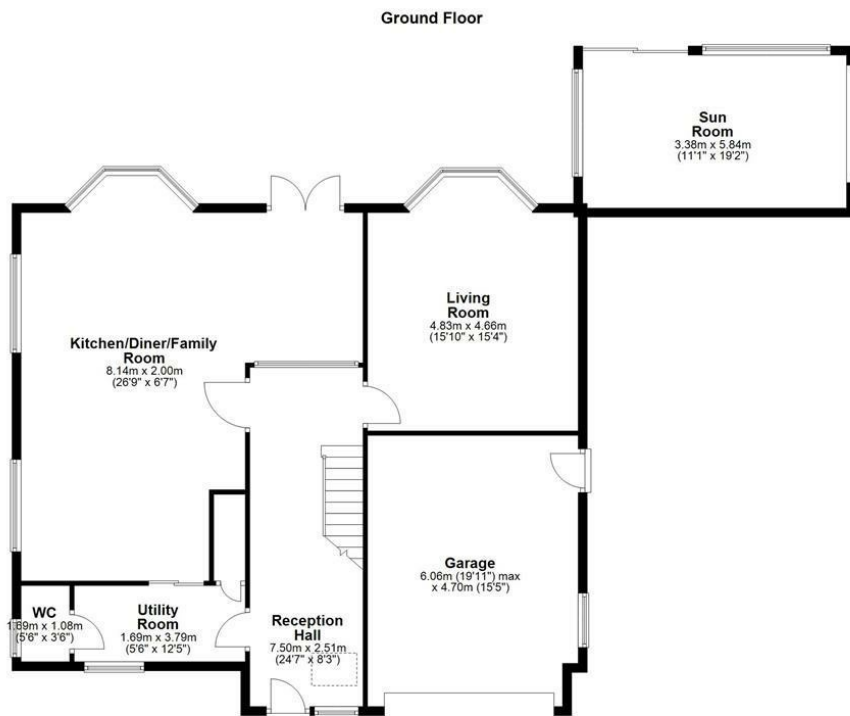
EPC RATING

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.





Energy Efficiency Rating

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

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OTHER INFORMATION

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