



FOR SALE

Addingford Lane, Horbury

WF4 5BL

4 Bedroom, Detached

£475,000



Movenowproperties are delighted to offer this well proportioned 4 bedroom, detached family home. Set in a peaceful location benefiting from larger than average double garage with electric doors. Veranda overlooking the front and pool house with swimming pool. This property truly must be viewed to be appreciated.

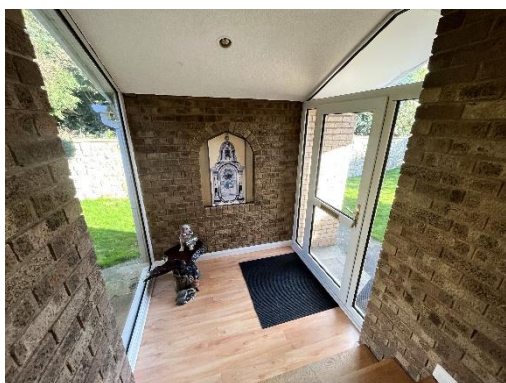
This unique property has a stunning veranda to the front offering a quite and idyllic seating area. Larger than average double garage with electric doors, lighting and plumbing. A fabulous pool room with heated swimming pool and double french doors opening to the side garden. A second reception room which overlooks to pool room and incorporates a bar and patio doors opening to the other side of the property. Spacious family bathroom and master bedroom with shower room.

Tucked away in a peaceful location within easy reach of the centre of Horbury which offers a range of local amenities.

Accommodation Briefly Comprises

Entrance Hall

Located at the side of the property this pleasant entrance hall has floor to ceiling windows, exposed brick walls and long hall leading to kitchen and living / dining room. Having stairs down offering access to the larger than average garage.



Living Room / Dining Room

Measurements: 28' 7" x 13' 11" (8.71m x 4.25m)

Spanning the full width of the front of the property this spacious living room and dining room are separated with an attractive arch way. The living area consists of carpet flooring, gas fire in stone surround, radiator and large double glazed window overlooking the front. The dining area has 2 inset arch shelving, ceiling rose and patio doors opening to the front veranda.



Veranda

Measurements: 22' 9" x 6' 10" (6.93m x 2.09m)

A beautiful and tranquil seating area overlooking the front of the property with wooden flooring and cast iron balustrade.



Kitchen

Measurements: 11' 9" x 11' 8" (3.58m x 3.55m)

Having a range of wall and base units to three walls, work surfaces, 1.5 sink and drainer with mixer tap, integrated dishwasher, integrated fridge / freezer, double oven and electric hob. Large double glazed window overlooking the side, 2 radiators and external door leading to side elevation.



Utility

Measurements: 5' 10" x 4' 10" (1.791m x 1.47m)

A generously sized utility with wall and base units, work surfaces, sink with drainer and window overlooking the side.



Hall

Having 2 long hallways running from the front of the property to living areas which continues to the side leading to bedrooms, bathroom and second reception room / bar.



Bedroom 1

Measurements: 11' 7" x 10' 06" (3.54m x 3.20m)

A double bedroom with carpet flooring, radiator, double glazed window overlooking the side, fitted wardrobes and door to shower room.



Shower Room

Measurements: 11' 8" x 4' 5" (3.56m x 1.35m)

Having frosted window overlooking the side, low flush wc, pedestal wash basin and shower head offering walk in shower area.

Bedroom 2

Measurements: 16' 1" x 6' 8" (4.91m x 2.02m)

A double bedroom with carpet flooring, radiator, window overlooking the side, fitted wardrobes and dressing table.



Bedroom 3

Measurements: 11' 5" x 8' 0" (3.49m x 2.43m)

Another double bedroom with carpet flooring, radiator and window overlooking the front. Currently used as an office.



Bedroom 4

Measurements: 12' 0" x 4' 9" (3.66m x 1.46m)

Currently a dressing area from bedroom 1 this good sized single bedroom has carpet flooring, radiator and window overlooking the side.

Family Bathroom

Measurements: 11' 10" x 8' 41" (3.60m x 2.53m)

This spacious bathroom consists of a 4 piece suite, bath, walk in shower, pedestal wash basin and low flush wc, 2 radiators and frosted window overlooking the side.



Second Reception Room & Bar

Measurements: 14' 2" x 11' 2" (4.31m x 3.41m)

A spacious room featuring internal windows overlooking the pool room, fully equipped bar area and patio doors opening to the side of the property



Bar Area

Measurements: 10' 11" x 9' 1" (3.34m x 2.77m)



Pool Room

Measurements: 28' 7" x 13' 11" (8.71m x 4.25m)

A fabulous pool room with a heated swimming pool, exposed wooden A frame to ceiling and 2 sets of arched patio doors opening to the front.



Toilet and Pump Room

Located at the back of the pool room featuring a low flush wc, pedestal wash basin, frosted window overlooking the rear and separate door to pump room which accommodates the appliances for the heating of the pool.

Outside

To the front of the property is a drive offering parking, well established hedges and paths at either side leading to the garden areas.

To the left of the property is a seating area with a rockery, further on along the path is an attractive pond which is overlooked by the patio area leading to the swimming pool and kitchen entrance.

To the right of the property is a path leading to lawned garden with stone boundaries and door to entrance hall.

To the rear of the property is a further seating area which currently accommodates a large garden shed and patio leading to bar / second reception room entrance.

Garages

Located under the property is a large than average double garage with electric up and over doors, power and plumbing. This valuable additional space accommodates parking for 2 vehicles as well as a sink and drainer and ample of additional storage space. With door leading to stairwell taking you up to the entrance hall.





Tenure
Freehold

EPC

Certificate Number :

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76
55-68	D	61	
39-54	E		
21-38	F		
1-20	G		

<https://find-energy-certificate.digital.communities.gov.uk/energy-certificate/>

Viewings

For further information or to arrange a viewing please contact our office on 01924 249349.

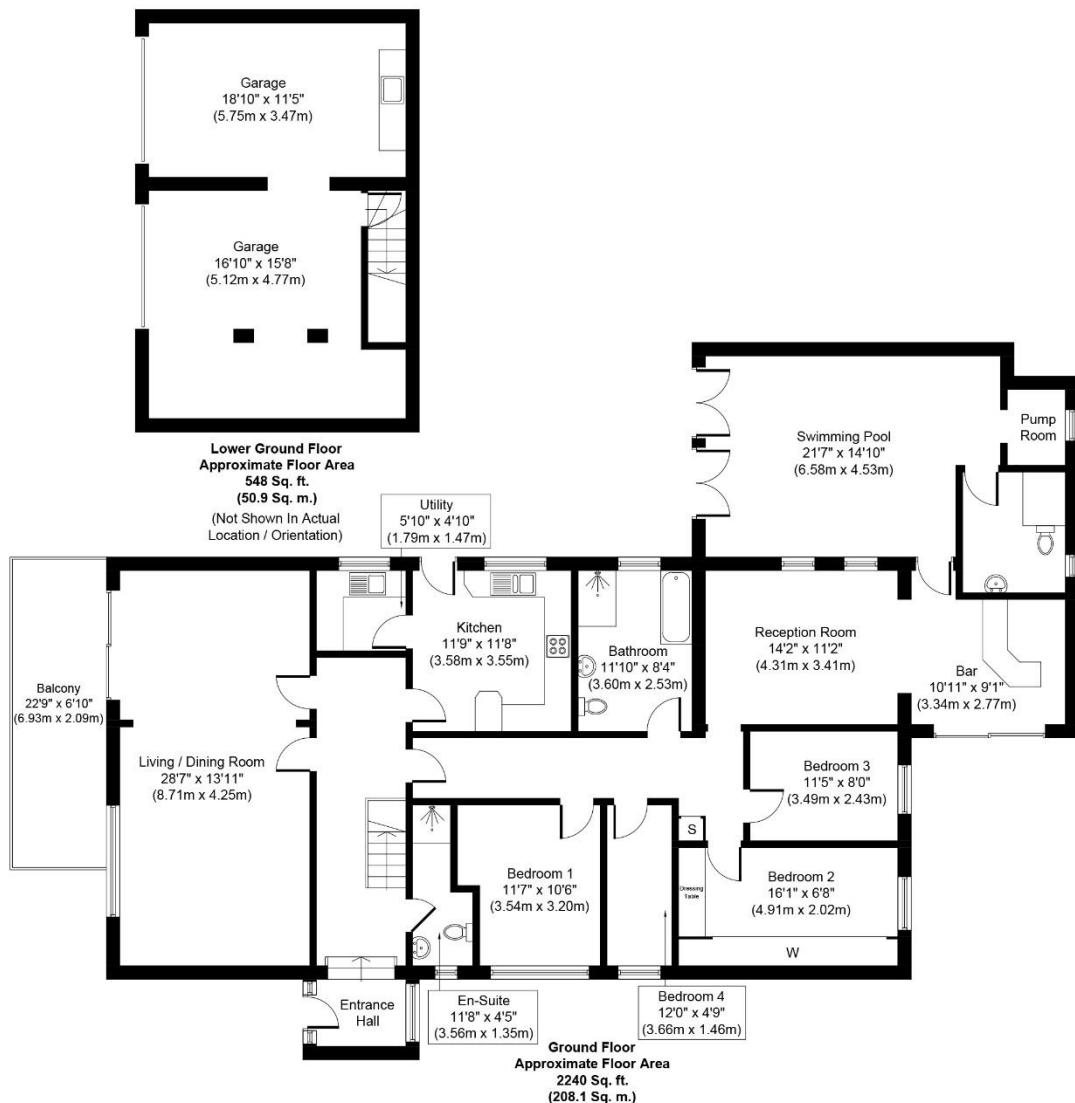
Free valuations

Considering selling or letting your property?

For a free valuation on your property please do not hesitate to contact us [Movenowproperties.com](https://movenowproperties.com) 01924 249349 / info@movenowproperties.com

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.



DISCLAIMER:

The details shown on this website are a general outline for the guidance of intending purchasers, and do not constitute, nor constitute part of, an offer or contract or sales particulars. All descriptions, dimensions, references to condition and other details are given in good faith and are believed to be correct but any intending purchasers should not rely on them as statements or representations of fact but must satisfy themselves by inspection, searches, survey, enquiries or otherwise as to their correctness. We have not been able to test any of the building service installations and recommend that prospective purchasers arrange for a qualified person to check them before entering into any commitment. Further, any reference to, or use of any part of the properties is not a statement that any necessary planning, building regulations or other consent has been obtained. All photographs shown are indicative and cannot be guaranteed to represent the complete interior scheme or items included in the sale. No person in our employment has any authority to make or give any representation or warranty whatsoever in relation to this property.