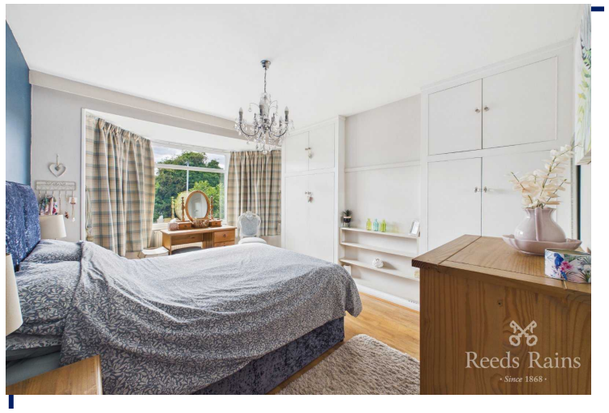
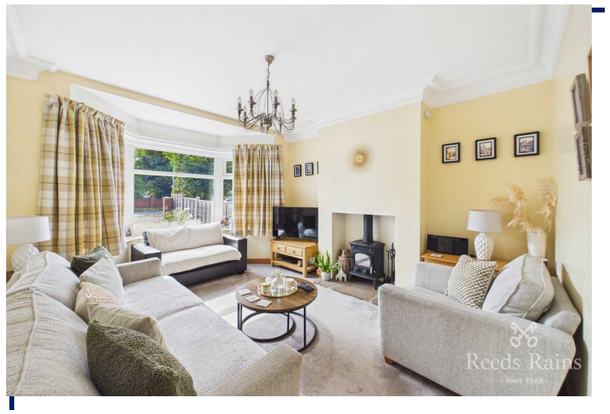
















Beechwood Grove, Horbury,
Wakefield, West Yorkshire, WF4

**Asking Price: £349,000**
**Freehold**

Reeds Rains

reedsrains.co.uk

# Beechwood Grove, Horbury, Wakefield, West Yorkshire, WF4

**Asking Price: £349,000 Freehold**

Council Tax Band: C
EPC Rating: D

AN EXCEPTIONAL FAMILY HOME OCCUPYING A GENEROUS CORNER PLOT WITH A TRULY MAGNIFICENT REAR GARDEN! This beautifully presented three-bedroom semi-detached property occupies an enviable position within the highly regarded area of Horbury and offers an impressive amount of space both inside and out. One of the standout features is undoubtedly the substantial and beautifully established rear garden, providing a fantastic outdoor setting rarely found with properties of this type and making the...

**Entrance Hall**
The property is entered through a PVC double-glazed entrance door with decorative frosted glazing and complementary glazed panels, opening into a bright and welcoming entrance hallway. The hallway features attractive wood-effect laminate flooring, a gas central heating radiator and high ceilings, with access provided to the living room and open-plan kitchen and dining area. The staircase rises to the first-floor accommodation, while useful built-in storage is conveniently positioned close to the entrance. The glazed frontage allows an abundance of natural light to flow into the space.

**Living Room**
A particularly generous and characterful reception room featuring a large PVC double-glazed walk-in bay window overlooking the front elevation, allowing plenty of natural light to enter the room and further enhancing the impressive sense of space. The main focal point is the chimney breast with recessed fireplace and stone hearth housing a multi-fuel stove, creating a warm and inviting centrepiece. Further features include decorative ceiling coving, high ceilings, a gas central heating radiator and carpeted flooring. With its excellent proportions and attractive period-style features, this is a wonderful principal living room perfectly suited to both family life and entertaining.

**Open Plan Kitchen & Dining Room**
A fantastic open-plan kitchen and dining space of excellent proportions, creating a superb sociable hub at the heart of the home. The kitchen is fitted with a comprehensive range of wall and base units complemented by work surfaces and tiled splashbacks, with integrated appliances including an oven, gas hob, extractor hood and dishwasher. There is additional space for a fridge and freezer, while a substantial peninsula provides further preparation space and useful storage while naturally dividing the kitchen from the dining area. Recessed LED ceiling lighting, high ceilings and wood-effect laminate flooring complete the kitchen, together with a PVC double-glazed window overlooking the impressive rear garden and a PVC double-glazed external door providing direct access outside. The adjoining dining area provides ample room for a sizeable family dining table and benefits from a large PVC double-glazed window enjoying attractive views across the garden, making this an exceptionally bright and enjoyable space for family meals and entertaining.

**Pantry**
Positioned conveniently just off the kitchen is a practical pantry/utility area, providing additional worktop and storage space together with plumbing and space for a washing machine. Further built-in cupboard storage provides excellent everyday practicality, while a PVC double-glazed frosted window brings natural light into the area. This is a particularly useful addition to the main kitchen and dining space.

**1st Floor Landing**
The first-floor landing provides access to all three bedrooms and the family bathroom. The landing benefits from carpeted flooring, high ceilings and a PVC double-glazed window to the side elevation, creating a bright and airy feel. There is also access to the loft space, which is partially boarded and provides valuable additional storage.

**Bedroom 1**
An impressive and generously proportioned principal bedroom featuring a large PVC double-glazed bay window overlooking the front elevation, flooding the room with natural light and adding further character. The room provides excellent space for a full range of bedroom furniture and benefits from attractive oak-effect laminate flooring, a gas central heating radiator, high ceilings and useful built-in storage. A superb main bedroom offering considerably more space than is often found in similar properties.

**Bedroom 2**
A spacious and well-proportioned double bedroom positioned to the rear of the property, with a PVC double-glazed window enjoying pleasant views across the magnificent rear garden. The room benefits from high ceilings, carpeted flooring and a gas central heating radiator and comfortably accommodates double bedroom furniture, making this an excellent second bedroom.

**Bedroom 3**
A good-sized third bedroom with a PVC double-glazed window overlooking the front elevation, together with high ceilings and useful built-in storage. The room features the same attractive oak-effect laminate flooring found within the principal bedroom and offers versatile accommodation suitable for use as a bedroom, nursery, children's room or home office.

**Bathroom**
A spacious four-piece family bathroom comprising a freestanding bath, low-flush WC, wash hand basin and separate corner shower enclosure. The walls are partially tiled with full-height tiling surrounding the shower area, complemented by tiled flooring, recessed LED ceiling lighting and a heated towel radiator. Two PVC double-glazed frosted windows positioned on opposing elevations allow excellent natural light into the room while maintaining privacy.




For full EPC please contact the branch.




We may refer you to recommended providers of ancillary services such as Conveyancing, Mortgages, Insurance and Surveying. We may receive a referral fee for recommending their services. You are not under any obligation to use the services of the recommended provider, which may also be an associated company of Reeds Rains.

Other important information which you will need to know about this property can be found at reedsrains.co.uk