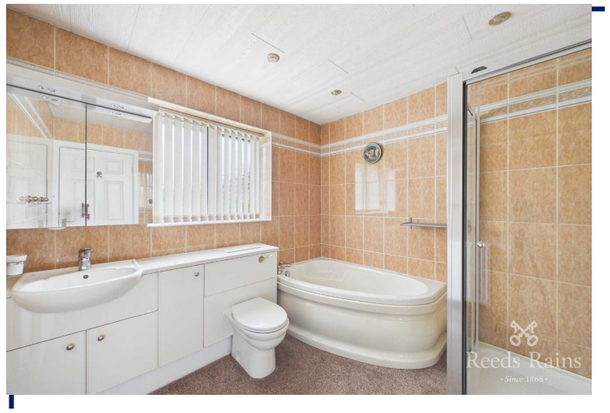
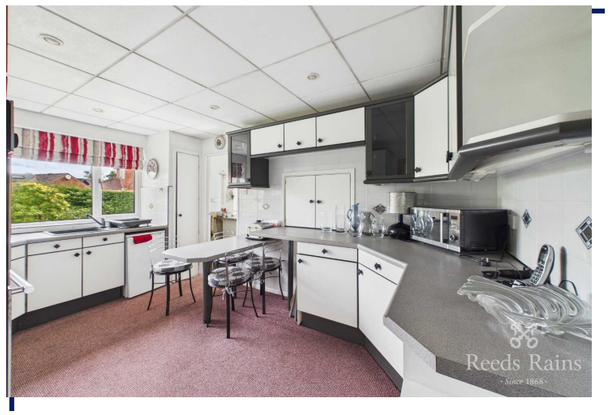
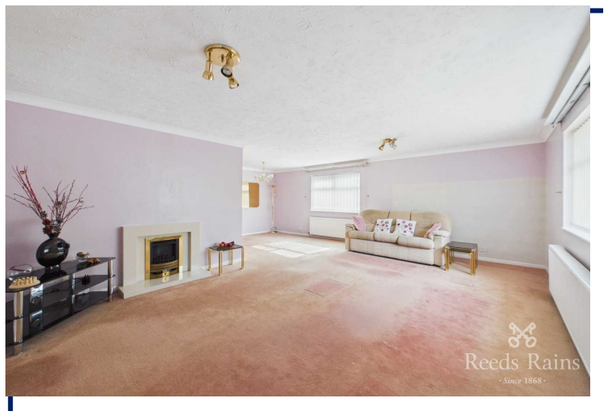




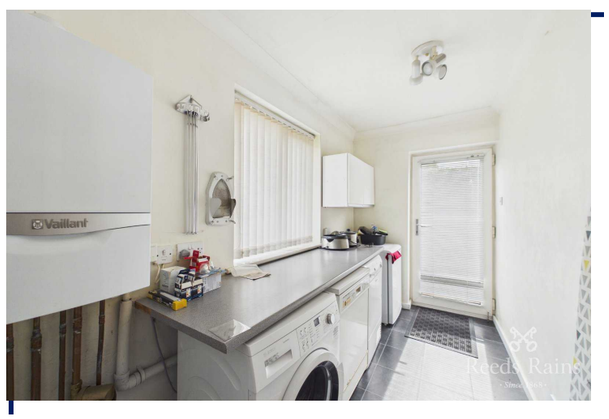












102A, Northfield Lane, Horbury,
Wakefield, West Yorkshire, WF4

Asking Price: £440,000
Freehold

Reeds Rains

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102A, Northfield Lane, Horbury, Wakefield, West Yorkshire, WF4

Asking Price: £440,000 Freehold

Council Tax Band: F
EPC Rating: D

Occupying a generous plot on the desirable Northfield Lane in Horbury, this spacious three-bedroom detached property offers versatile accommodation, extensive gardens and an impressive amount of off-street parking. The property benefits from well-proportioned rooms, high ceilings, three good-sized bedrooms, a study, a substantial living room, kitchen with adjoining utility room, a family bathroom, additional shower room and separate WC. Externally, the property is particularly impressive...

Entrance Hall
The property is entered through a PVC double-glazed entrance door with frosted glazing, allowing natural light into the spacious entrance hallway. The hallway features tiled flooring, a gas central heating radiator and high ceilings, with access leading through to the principal accommodation. Straight ahead are bedroom one and the separate WC, while the hallway continues into a T-shaped corridor providing access to the remaining bedrooms, bathroom, living room, kitchen and utility areas.

WC
The WC is fitted with a two-piece suite comprising a low-flush WC and wash hand basin with vanity storage beneath. There is a gas central heating radiator, tiled flooring and partial wall tiling, together with a PVC double-glazed frosted window to the side elevation and high ceilings.

Bedroom 1
Bedroom one is a well-proportioned double bedroom featuring a PVC double-glazed window overlooking the rear garden, a gas central heating radiator and useful built-in storage. The room also provides direct access to the adjoining shower room and study, creating a particularly versatile principal bedroom arrangement.

En-Suite
The adjoining shower room is fitted with a three-piece suite comprising a low-flush WC, wash hand basin with vanity storage and a walk-in shower enclosure. The walls are partially tiled and there is a PVC double-glazed frosted window providing natural light and privacy, together with inset ceiling lighting.

Study
Accessed from bedroom one, the study provides an excellent additional space ideal for home working, dressing room use or a hobby room. The room features two PVC double-glazed windows overlooking separate aspects of the property, allowing plenty of natural light into the space, alongside a gas central heating radiator, carpeting and high ceilings.

Living Room
The living room is a particularly generous reception space enjoying plenty of natural light from PVC double-glazed windows overlooking both the front and side elevations. The room benefits from two gas central heating radiators, carpeting and a feature gas fireplace with decorative surround. A further single-glazed frosted internal window allows additional light from the entrance hallway, while a traditional serving hatch/butler-style opening provides convenient access through to the kitchen.

Kitchen
The kitchen is another well-proportioned room offering a range of fitted wall and base units providing ample storage, complemented by generous worktop space. Integrated and fitted appliances include a gas hob with extractor above, oven and separate grill. The walls are partially tiled and a PVC double-glazed window overlooks the rear garden, allowing plenty of natural light into the room. A serving hatch/butler-style opening connects the kitchen with the living room, while access leads directly through to the utility room.

Utility Room
The utility room provides valuable additional storage and workspace and features fitted worktop surfaces, wall-mounted storage and access to the property's boiler. A PVC double-glazed window overlooks the side elevation and a PVC double-glazed external door provides direct access to the garden and patio area.

Bathroom
The family bathroom is fitted with a four-piece suite comprising a low-flush WC, wash hand basin with vanity storage and additional storage above, corner bath and separate corner shower enclosure. The room is fully tiled to the walls and benefits from a gas central heating radiator together with a PVC double-glazed frosted window providing natural light and privacy.

Bedroom 2
Bedroom two is another generously proportioned bedroom featuring useful built-in storage, a gas central heating radiator and a PVC double-glazed window allowing plenty of natural light into the room. The bedroom is carpeted and benefits from high ceilings.



For full EPC please contact the branch.

Bedroom 3
Bedroom three is a substantial and versatile bedroom featuring a PVC double-glazed window overlooking the side elevation, a gas central heating radiator and useful built-in storage. The room is carpeted and benefits from high ceilings, providing another comfortable double bedroom space.

Garage
The detached stone-built garage features a flat roof and can be accessed from both the front and side. The garage benefits from power and lighting and provides useful secure parking, workshop potential or additional storage space.

Exterior
The property occupies a particularly generous plot with gardens and pathways extending around all sides of the home. To the front is an extensive brick-paved driveway providing



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