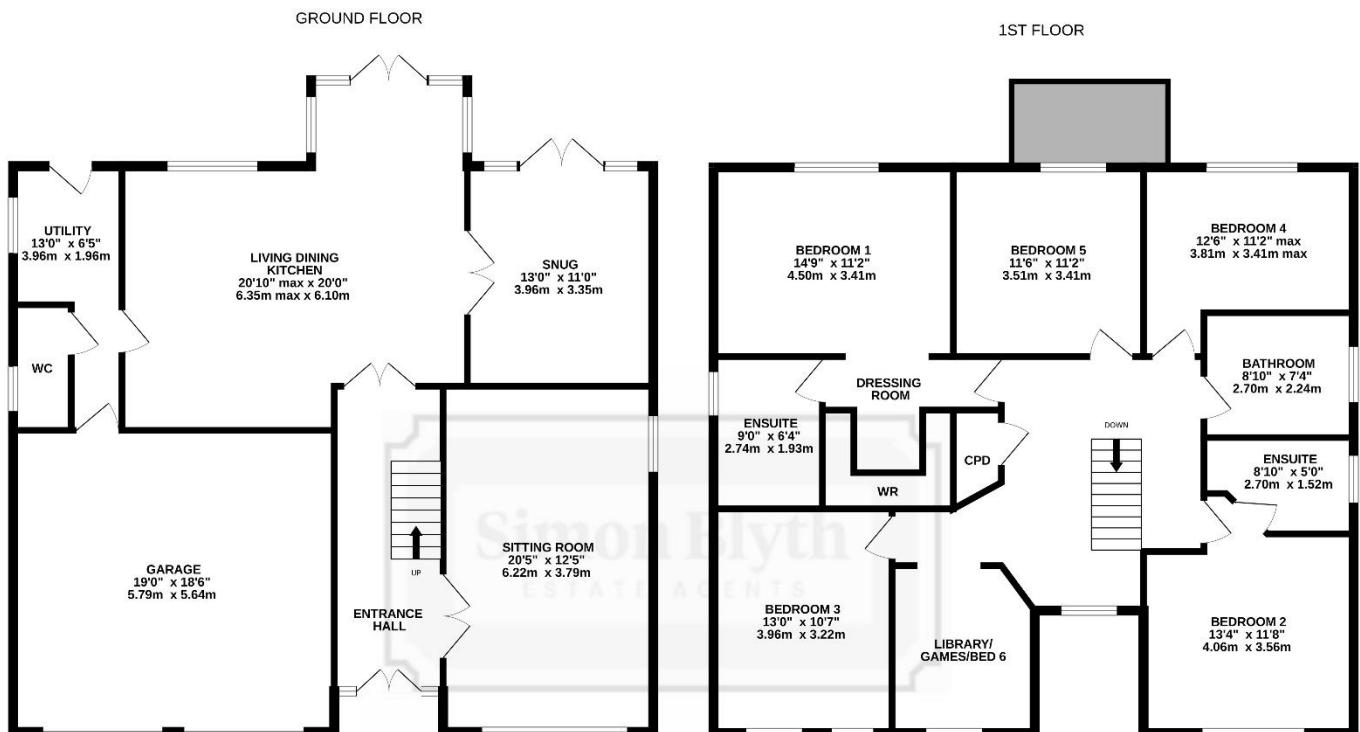




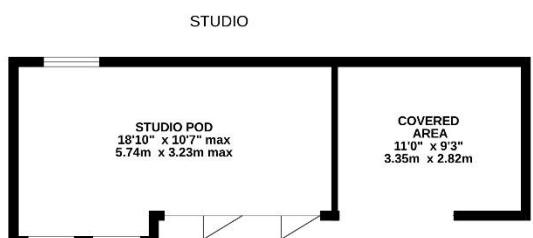
19 WILLOWBROOK MANOR, HORBURY, WAKEFIELD, WF4 5FA



WILLOWBROOK MANOR

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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PROPERTY DESCRIPTION

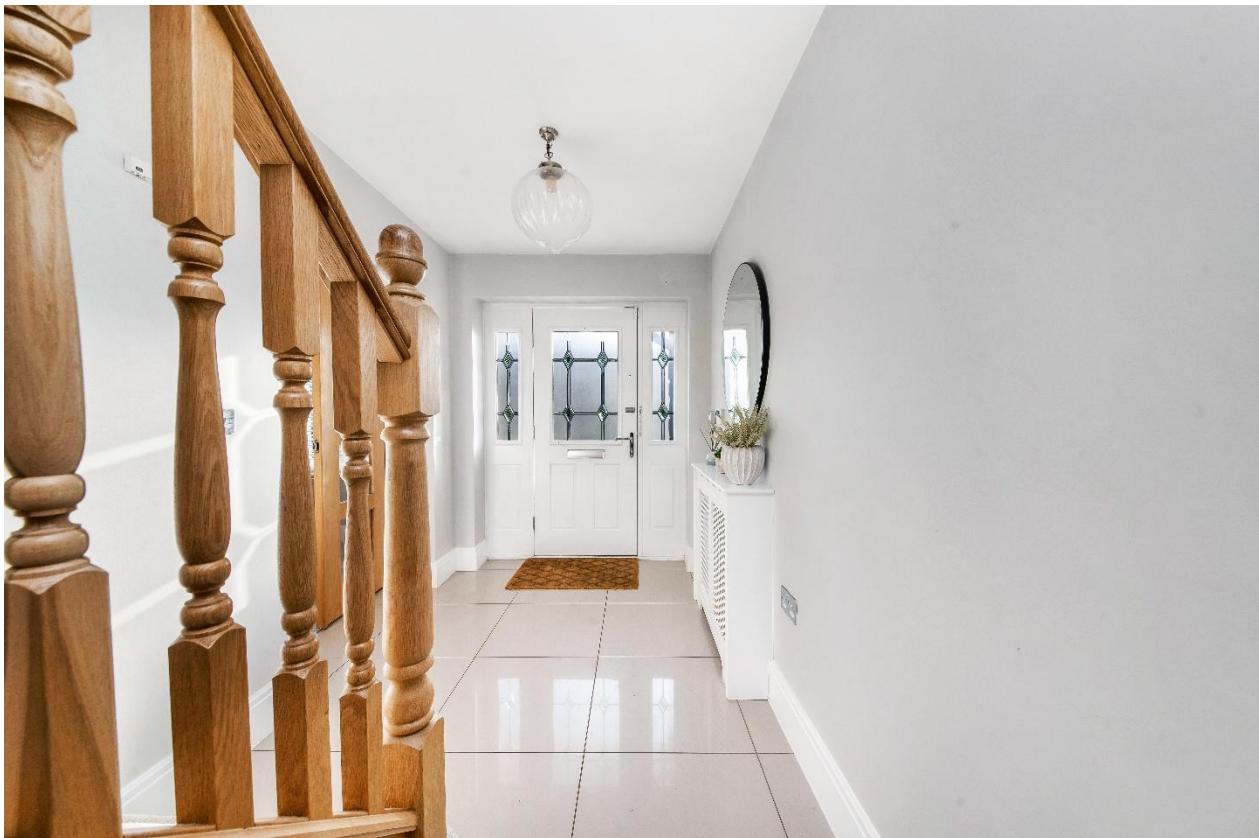
IN A LOVELY POSITION, THIS EXTREMELY LARGE FIVE BEDROOMED DETACHED FAMILY HOME HAS FIVE DOUBLE BEDROOMS, TWO WHICH ARE EN-SUITED, BEDROOM ONE WITH A DRESSING AREA, DELIGHTFUL ENCLOSED GARDENS WITH A FABULOUS STUDIO/POD. ALL SET IN A DELIGHTFUL LOCATION CLOSE TO HORBURY'S VARIED AND FABULOUS FACILITIES AND IN A QUIET SELECT GROUP OF SIMILAR PROPERTIES, THIS HIGH SPECIFICATION FAMILY HOME HAS A HUGE AMOUNT OF ACCOMMODATION AND AN ENCLOSED GARDEN TO THE REAR WITH A PARKLAND STYLE OUTLOOK BEYOND. THE ACCOMMODATION BRIEFLY COMPRISES IMPRESSIVE ENTRANCE HALL, DELIGHTFUL SITTING ROOM/SNUG WITH GLAZED DOORS OUT TO THE REAR GARDENS, SUPERB DINING LIVING KITCHEN, ONCE AGAIN, WITH GLAZED DOORS OUT TO THE GARDEN, UTILITY ROOM, DOWNSTAIRS W.C., VERY LARGE INTEGRAL DOUBLE GARAGE, GALLERIED FIRST FLOOR LANDING, FIVE DOUBLE BEDROOMS, BEDROOM ONE WITH EN-SUITE AND DRESSING ROOM, BEDROOM TWO WITH EN-SUITE, HOUSE BATHROOM, GAMES ROOM/LIBRARY OFF THE FIRST FLOOR LANDING WITH POTENTIAL FOR CREATING BEDROOM SIX IF SO REQUIRED. TO THE FRONT THE PROPERTY HAS A LARGE AMOUNT OF PARKING, THIS TASTEFUL LARGE DETACHED EXECUTIVE HOME COMES WITH A LOVELY GARDEN, SUPERB LOCATION, SUPERB COMMUTABILITY AND MUST BE VIEWED TO BE FULLY APPRECIATED AND UNDERSTOOD.

Offers Around £800,000

GROUND FLOOR

ENTRANCE HALL

Period style high quality door with the upper portion being glazed with matching glazed side panels gives access to the impressive entrance hallway. With beautiful ceramic tile flooring, the entrance hall features a galleried first floor landing looking down, beautiful spindle staircase, fabulous flooring and concealed central heating radiator with two chandelier points and stylish twin timber and glazed doors leads through to the sitting room.



SITTING ROOM

Measurements – 20'5" x 12'5" (6.22m x 3.79m)

This good size room has a lovely outlook to the front, courtesy of a broad bank of windows. There is a further window to the side, fitted with two ceiling light points and is well presented.





LIVING DINING KITCHEN

Measurements – 20'10" max x 20'0" (6.35m max x 6.10m)

Twin timber glazed doors lead from the entrance hall through to the fabulous living dining kitchen, perhaps best demonstrated by a combination of the photographs and floor layout plan. This huge room enjoys a stunning open aspect view out over the lovely enclosed rear gardens. The kitchen has a continuation of the ceramic tiled flooring, inset spotlighting to the ceiling, chandelier points above the dining area and in the sitting area there is a glazed bay providing the room with a huge amount of natural light. This glazed bay has centrally located twin doors which give access to the gardens and patio beyond. There is also a broad window which gives a lovely view out over the rear gardens in addition.

KITCHEN

The kitchen has a comprehensive range of units at both the high and low level and is beautifully presented with fabulous working surfaces and matching splashback. There is an inset one and a half bowl Franke sink unit with stylish mixer tap over, integrated microwave and coffee machine, Sanusi range style oven with the usual warming oven and five ring gas hob with stainless steel splashback and extractor fan above. There is an integrated wine fridge and integrated dishwasher and an integrated fridge and freezer.







SNUG/SITTING ROOM

Measurements – 13'0" x 11'0" (3.96m x 3.35m)

Twin glazed doors lead through to the snug/sitting room which is a beautifully presented room with delightful panel effect walling and, once again, a wall of glazing giving a superb view out to the property's delightfully enclosed gardens. This is centrally located giving direct access out to the gardens and the room has a central ceiling light point.



UTILITY ROOM

Measurements – 13'0" x 6'5" (3.96m x 1.96m)

Off the living dining kitchen there is good sized utility room. This, once again, has a continuation of the high quality ceramic tiled flooring. It has an external door out to the rear gardens, a window to the side, high quality working surfaces beneath which have plumbing for an automatic washing machine, space for a dryer and additional space for a fridge etc. The utility room also has an extractor fan and a doorway leads through to the downstairs W.C.



DOWNSTAIRS W.C.

With a continuation of the ceramic tiled flooring, the downstairs W.C. features a low-level W.C., a wall mounted wash hand basin, obscure glazed window and six spotlights to the ceiling as well as appropriate decorative tiling.

GARAGE

Measurements – 19'0" x 18'6" (5.79m x 5.64m)

From the utility room a personnel door gives access through to the very large double garage. This is superbly presented and has twin automatic up and over doors. It has been superbly fitted out with a large amount of display style shelving, is of generous proportions and has decorated walls and ceilings.



FIRST FLOOR

FIRST FLOOR LANDING

The staircase rising from the entrance hallway has spindle balustrading and proceeds to the galleried first floor landing. The first-floor landing is particularly impressive and has a loft access point, inset spotlighting to the ceiling and a window giving an outlook to the front. There is a good sized cupboard being home for the property's hot water tank.



BEDROOM ONE

Measurements - 14'9" x 11'2" (4.50m x 3.41m)

Bedroom one has a lovely outlook to the rear over delightful mature gardens. This large double bedroom is presented to a high standard and has a central ceiling light point. There is an adjoining dressing area which is fully furnished with banks of in-built wardrobes and inset spot lighting.





BEDROOM ONE EN-SUITE

Measurements -9'0" x 6'4" (2.74m x 1.93m)

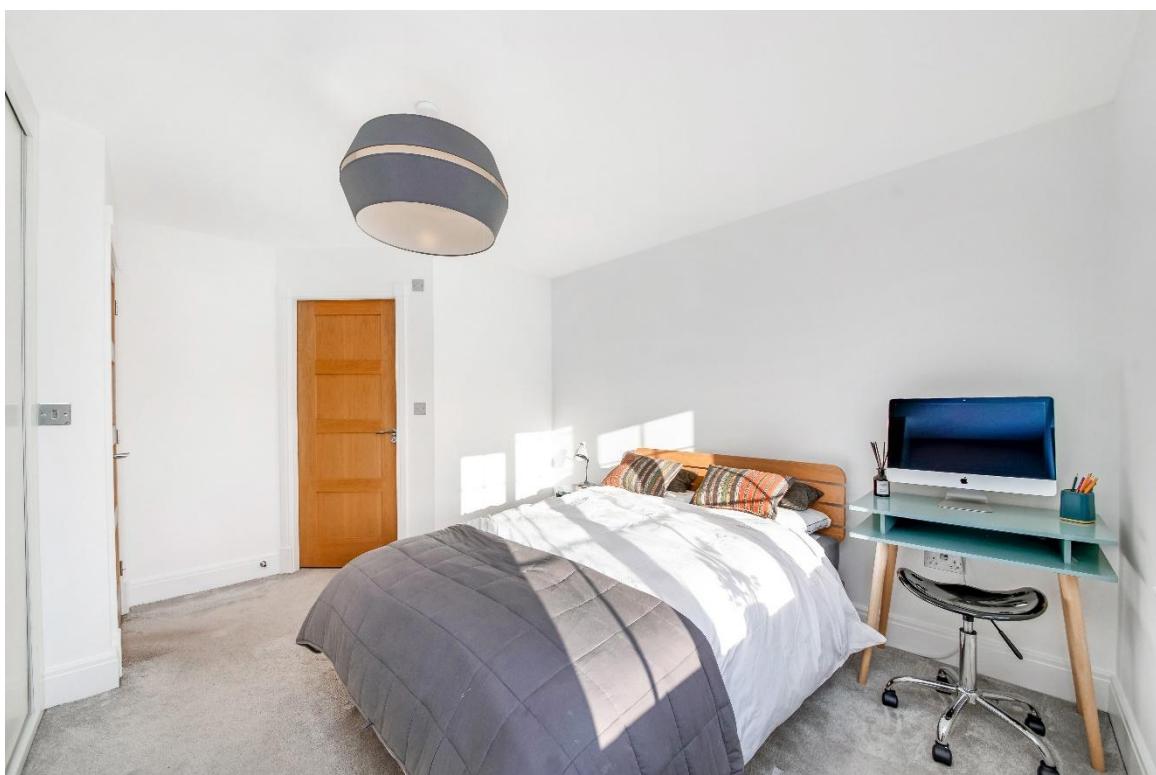
The large en-suite comprises of good-sized shower with chrome fittings, pedestal wash hand basin, low-level W.C., ceramic tiled flooring, ceramic tiling to the full ceiling height, inset spot lighting, extractor fan and obscure glazing.



BEDROOM TWO

Measurements – 13'4" x 11'8" (4.06m x 3.56m)

Once again, a double en-suited bedroom with a lovely outlook to the front courtesy of a good sized window and a superb amount of in-built bedroom furniture including display shelving and a bank of in-built robes.



BEDROOM TWO EN-SUITE

Measurements – 8'10" x 5'0" (2.70m x 1.52m)

The en-suite is fitted with a low-level W.C., pedestal wash hand basin, shower cubicle with chrome fittings, ceramic tiling to the full ceiling height, obscure glazed windows, ceramic tiled flooring, inset spotlighting and an extractor fan.



BEDROOM THREE

Measurements – 13'0" x 10'7" (3.96m x 3.22m)

Bedroom three, yet again, is a good sized double bedroom with an outlook to the front, courtesy of two sets of windows. There is also a central ceiling light point to the ceiling.



BEDROOM FOUR

Measurements – 12'6" x 11'2" max (3.81m x 3.41m max)

With a superb outlook to the rear, bedroom four is a good sized double bedroom with a central ceiling light point.



BEDROOM FIVE

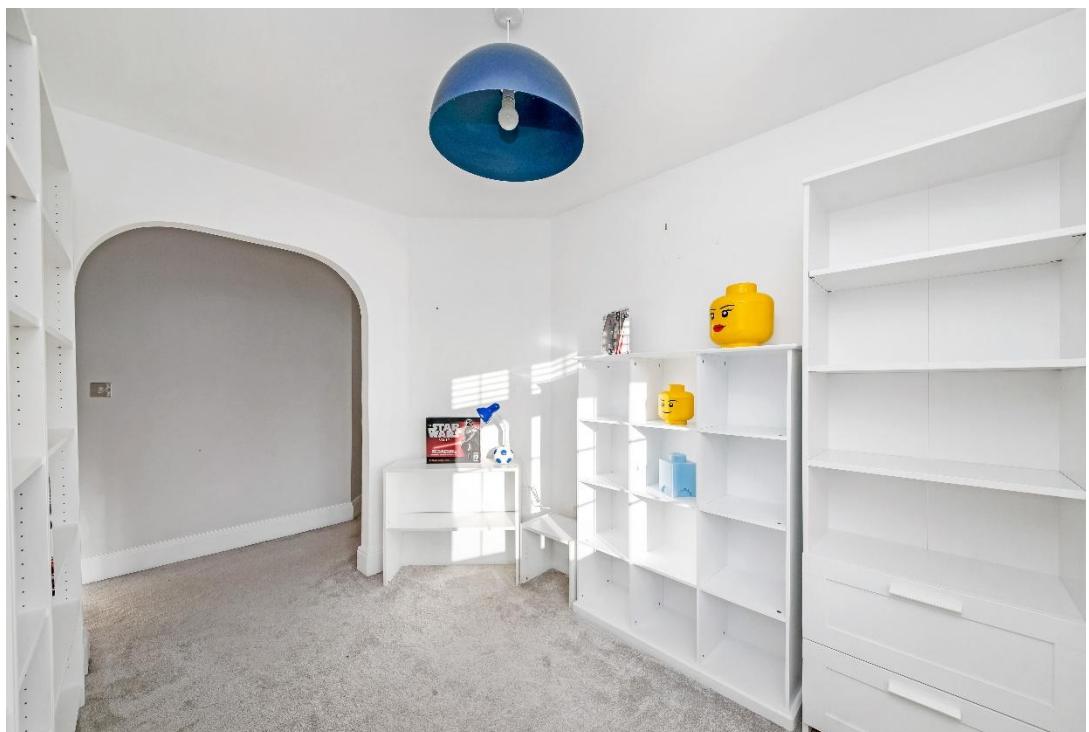
Measurements – 11'6" x 11'2" (3.51m x 3.41m)

Bedroom five is a double room and has a super view out to the property's rear gardens and pleasant views beyond.



LIBRARY/GAMES/ POTENTIAL BED 6

With an archway off the first floor landing, this delightful space has been created for family enjoyment and is very versatile.

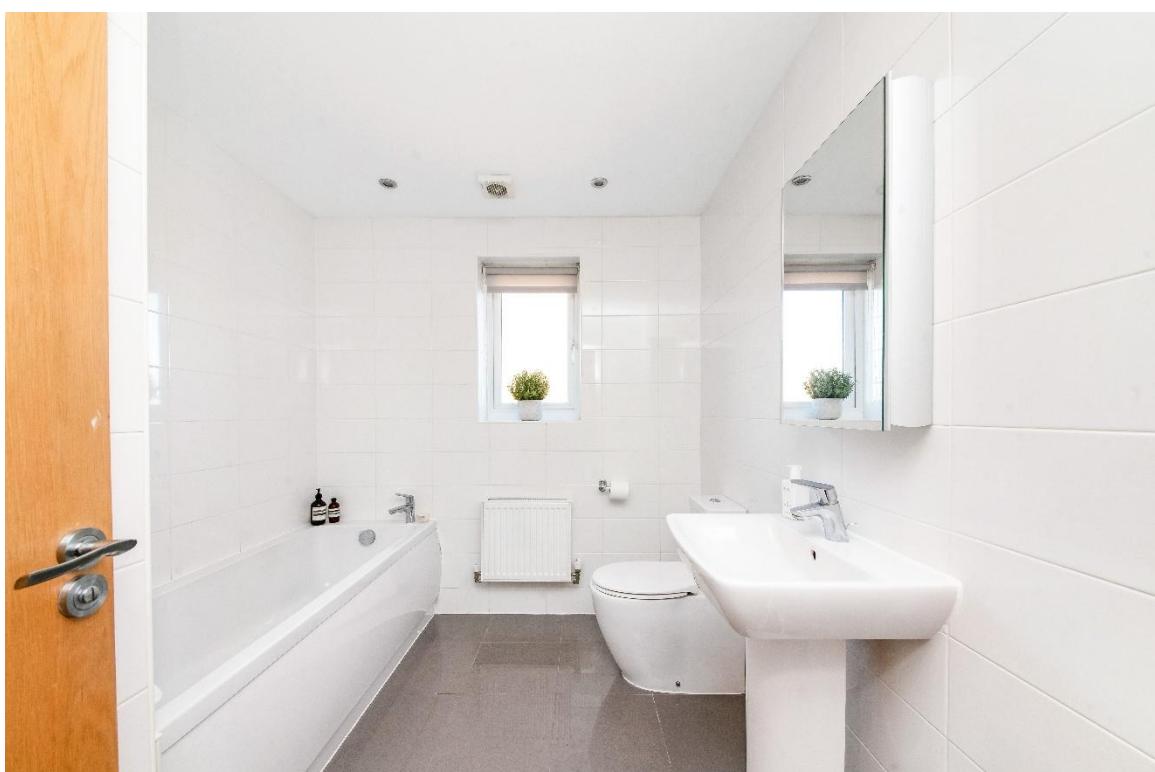




HOUSE BATHROOM

Measurements – 8'10" x 7'4" (2.70m x 2.24m)

This house bathroom is beautifully appointed and stylish with ceramic tiling to the full ceiling height, inset spot lighting, extractor fan, obscure glazed windows, stylish low-level W.C., pedestal wash hand basin, wall mounted cabinet with mirrored front and good-sized bath. With attractive flooring, the house bathroom is well presented.

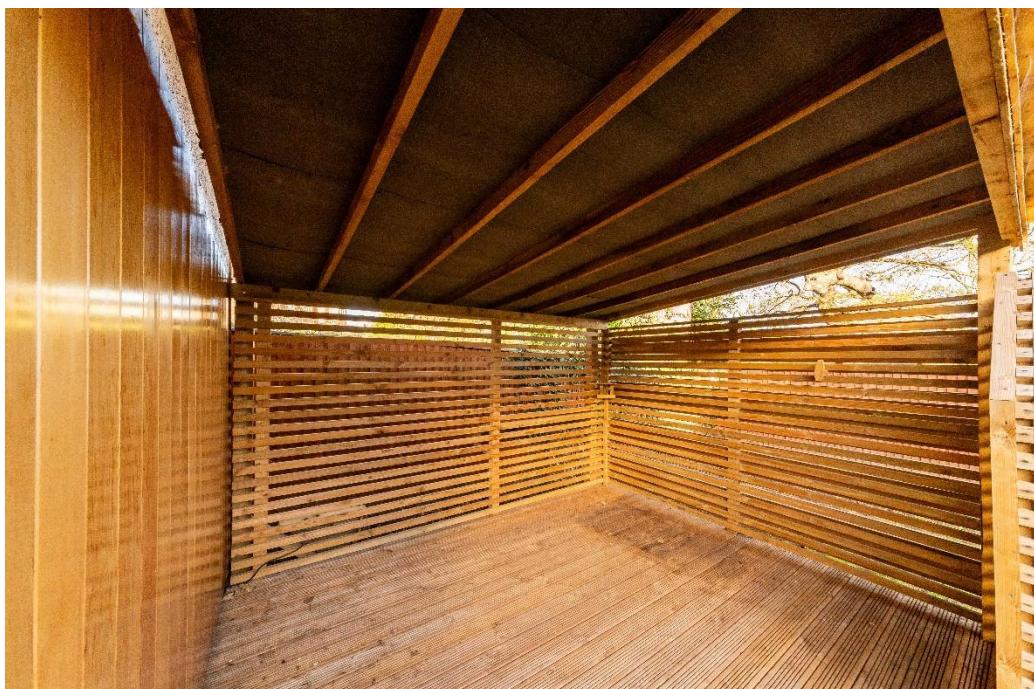


OUTSIDE

STUDIO POD

Measurements – 18'10" x 10'7" max (5.74m x 3.23m max)

At the head of the garden is the superb studio pod. This, as the photography suggests, is of an extremely high quality and sits in just the right location. It has been utilised as a delightful sitting room with high quality home office; the usage is particularly varied. It has a bank of bi-folding doors to the front together with two stylish windows, further windows to the rear, inset spot lighting, delightful flooring, provisions for a wall mounted TV and a wall mounted electric heater. Adjoining the studio pod is a covered area which is ideal for inclement weather, BBQs and entertaining. This has previously been home for the vendor's hot tub.





EXTERNAL FRONT

The front of the property has a very large brick set driveway which is suitable for parking for at least two vehicles and gives access to the superb double garage. There is a pathway giving access to the main entrance door and there is also an additional parking space, once again, being brick set at a slightly lower level, providing a good amount of family space. The gardens at the front have well stocked shrub beds, the majority of the gardens are enclosed to the rear.

EXTERNAL REAR

These, as the photographs suggest, are particularly pleasing. They are extremely well enclosed by a combination of attractive walling, timber and mature trees from neighbouring properties. To the rear gardens give a parkland style view beyond the lawned gardens with a full width pathway/patio, all of which makes for particularly pleasing family and entertainment space.



19 Willowbrook Manor, Horbury, Wakefield, WF4 5FA



ADDITIONAL INFORMATION

The property has gas fired central heating and double glazing, an alarm system and the property has a CCTV system.

EPC rating - B

Property tenure – Freehold

Local authority – Wakefield Metropolitan District Council

Council tax band – F

BOUNDARY OWNERSHIP

The boundary ownerships and tenure of the property have not been checked on the title deeds for any discrepancies or rights of way if any (This is a standard statement on all our brochures due to the Property Misdescription's Act)

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Simon Blyth for themselves and for the vendors or lessors of this property, whose agent they are, have made every effort to ensure the details given have been prepared in accordance with the above act and to the best of our knowledge give a fair and reasonable representation of the property. Please note:

1. There is a six-inch measurement tolerance or metric equivalent and the measurements given should not be entirely relied upon and purchasers must make their own measurements if ordering carpets, curtains or other equipment.

2. None of the main services, i.e. gas, water, electricity, drainage or central heating system (if any) have been tested in any way whatsoever. This also includes appliances which are to be left in situ by the vendors.

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