

28 Bittern Croft, Horbury - WF4 5PD

£259,999 Freehold

Holroyd Miller have pleasure in offering for sale this attractive modern semi-detached house located on this popular and convenient development on the outskirts of Horbury Village. Only an internal inspection can fully reveal all that is on offer, occupying a pleasant cul de sac position with allocated parking spaces for two cars to the front. The well planned interior has both gas fired central heating, PVCU double glazing and comprising entrance hall with cloakroom/wc, feature paneling, living room with feature paneling, well equipped kitchen/diner with a range of dark oak fronted wall and base units, double glazed French doors leading onto the rear garden. To the first floor, three good sized bedrooms with master bedroom having feature paneling, fitted wardrobes to master bedroom, house bathroom furnished with modern white suite with shower over bath. Outside, generous garden to the rear with garden area to the side, feature decking area. Situated within walking distance of the Bingley Arms pub, local restaurants and easy access to the motorway network via J39/M1 ideal for those travelling to either Leeds or Sheffield. A truly enviable home which must be viewed.

Entrance Hall

With double glazed entrance door, laminate wood flooring, central heating radiator, feature paneling.

Cloakroom

Having pedestal wash basin, low flush w/c, double glazed window, central heating radiator.

Living Room

Having feature laminate wood flooring, paneling to the walls, double glazed window, central heating radiator.

Kitchen/Diner

Fitted with a matching range of modern dark oak fronted wall and base units, contrasting worktop areas, stainless steel sink unit, single drainer, built in double oven, hob with extractor hood over, plumbing for automatic washing machine, central heating boiler, double glazed window and French doors lead onto the rear garden, central heating radiator.

Stairs lead to First Floor Landing

With airing/cylinder cupboard.

Bedroom to Rear

With double glazed window overlooking the rear garden, a good sized third bedroom with central heating radiator.

Bedroom to Rear

Having feature paneling, double glazed window, central heating radiator.

Bedroom to Front

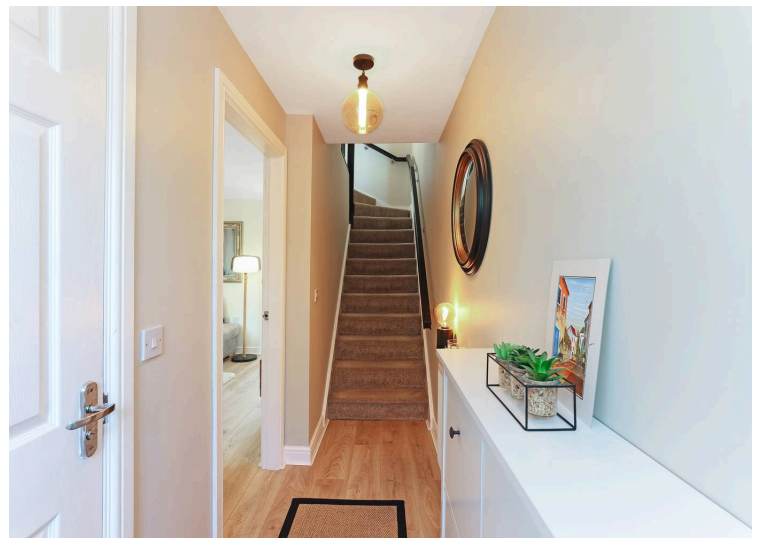
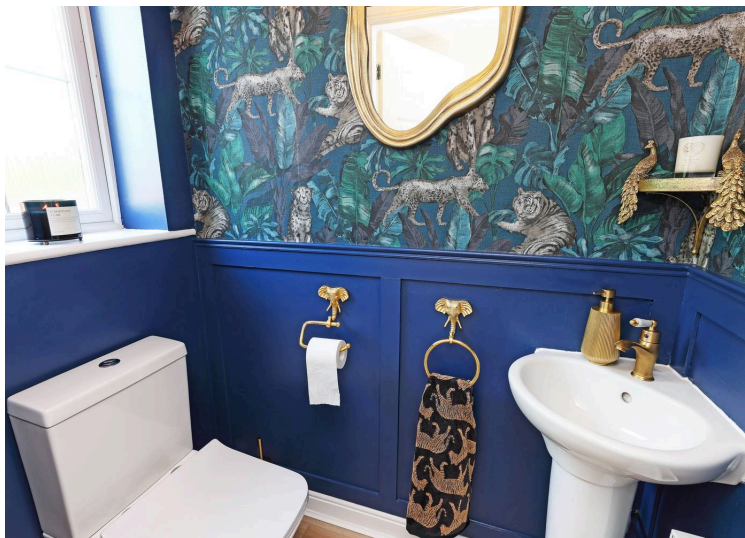
Having feature paneling, fitted wardrobes, two wall light points, double glazed window, central heating radiator.

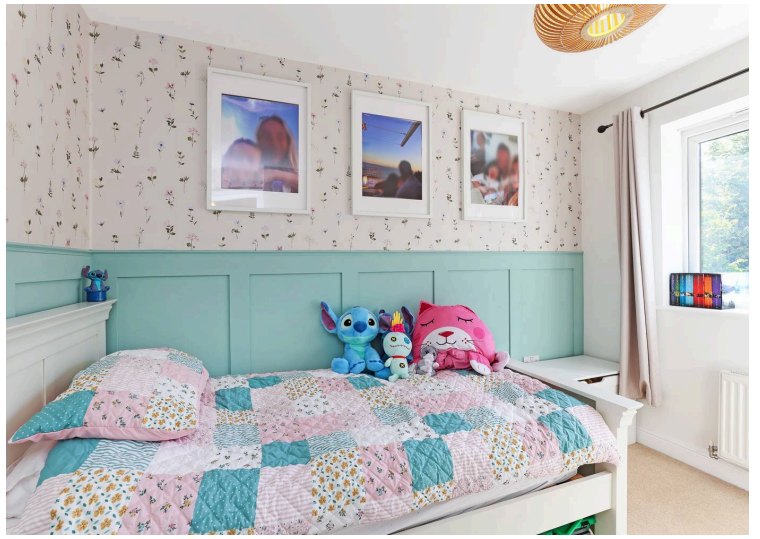
House Bathroom

Furnished with modern white suite comprising pedestal wash basin, low flush w/c, paneled bath with shower over and shower screen, tiling to the walls, double glazed window.

Outside

Neat garden area to the front with adjacent allocated parking for two cars, further lawn garden area to the side providing potential further storage, to the rear, enclosed rear garden with feature decking area with retractable canopy . Please note the property has an onsite service charge of £88.00 per annum, payable to Mead Fleet. Please note: The property has solar panels

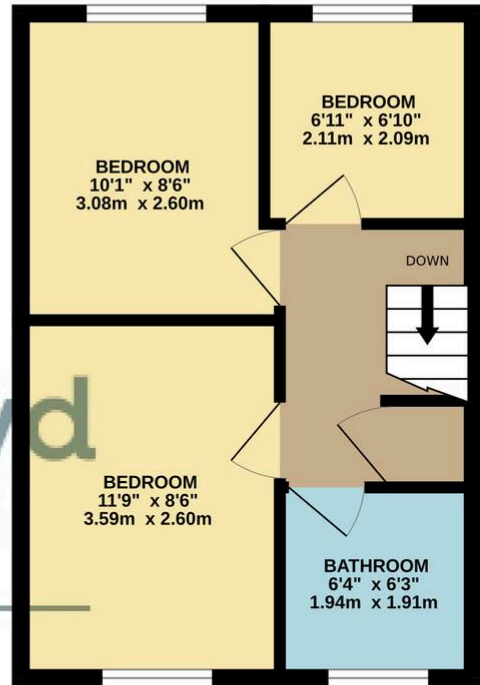




GROUND FLOOR
362 sq.ft. (33.6 sq.m.) approx.



1ST FLOOR
326 sq.ft. (30.3 sq.m.) approx.



TOTAL FLOOR AREA : 688 sq.ft. (63.9 sq.m.) approx.

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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