

THREE BEDROOM  
SEMI-DETACHED HOUSE  
**TO LET**



16 Stannard Well Drive, Horbury, Wakefield, WF4 6BN



- 79.525 sq m
- Parking for 2 vehicles
- Newly redecorated
- Fully enclosed maintained garden
- Sought after location
- New kitchen
- Close by to J40 of the M1 Motorway

## DESCRIPTION

Welcome to Stannard Well Drive, Horbury - a charming semi-detached house that could be your next dream home! This property boasts three cosy bedrooms, perfect for a growing family or those in need of a home office. With a well-appointed bathroom, you'll have all the space you need.

Step inside this 850 sq ft home and be greeted by a newly redecorated interior that exudes modern charm. The property features parking for two vehicles, a coveted convenience that is sure to make your daily routine a breeze.

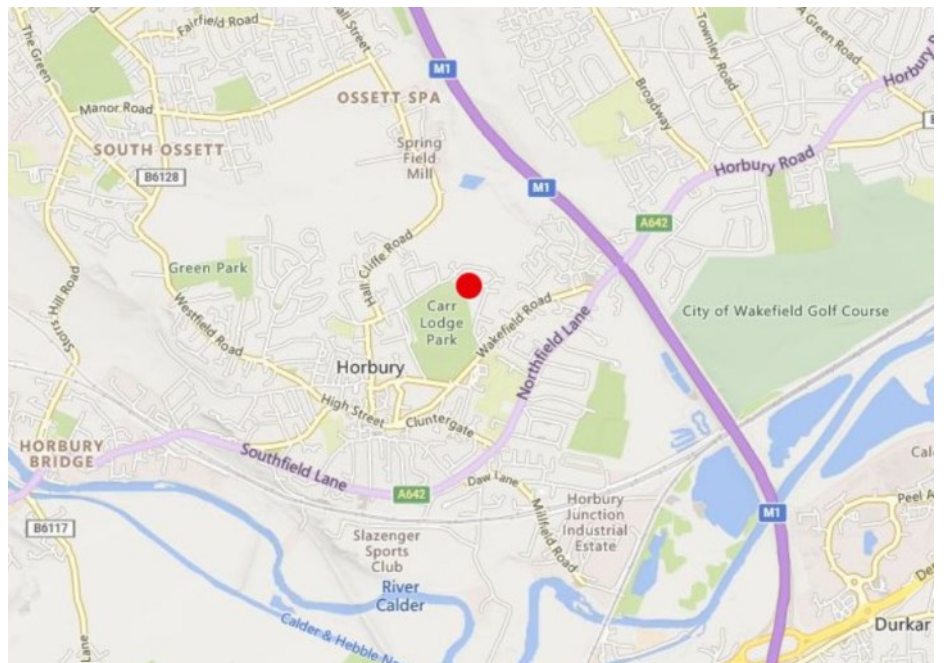
One of the highlights of this property is the fully maintained garden, ideal for relaxing on sunny afternoons or hosting gatherings with friends and family. Imagine enjoying a cup of tea in your own private outdoor oasis.

Conveniently located near Junction 40 of the M1 Motorway, commuting will be a breeze for those who need to travel for work or leisure. Additionally, the proximity to local schools and a park makes this home perfect for families with children.

Don't miss out on the opportunity to make this lovely house your own. Book a viewing today and envisage the possibilities that await you at Stannard Well Drive!

## LOCATION

The property is located in the sought after town of Horbury. Horbury centre is only a short distance away from the A642 Bridge Road which connects Wakefield Road with Horbury Road linking Huddersfield Town Centre with Wakefield City Centre.



## SUMMARY

<b>SIZE</b>	79.525 sq m
<b>RENT</b>	£1,250 per calendar month
<b>DEPOSIT</b>	£1,442
<b>LEASE</b>	The property is offered by way of a 6 month assured short hold tenancy agreement.
<b>COUNCIL TAX</b>	C
<b>EPC</b>	D-63
<b>FURTHER INFORMATION</b>	No children No pets No smoking

## ACCOMODATION

### Lounge

**3.644m x 3.617m = 13.180 sq m**

The lounge is broadly rectangular and has been newly decorated with a feature gas fire place and surround, fitted curtains and blinds, with feature wall lighting. The lounge opens on to the dining room.



### Dining Room

**3.645m x 3.919m = 14.284 sq m**

The dining room opens from the lounge and continues with the same decorative theme, being newly redecorated. Double glazed French doors open on to a raised decking area overlooking the well maintained and enclosed garden.



### Kitchen

**2.768m x 1.772m = 4.904 sq m**

The compact kitchen has just been newly installed by Howdens and offers a clean and modern look with fitted appliances including a fridge/freezer, electric oven, gas 4 ring hob and hood extractor. Floor coverings are a high quality wood effect vinyl.

### Bedroom 1 - Front

**3.650m x 3.802m = 13.877 sq m**

The front bedroom has been newly decorated and has the added benefit of fully fitted wardrobes and a vanity unit. The large UPVC windows have fully fitted curtains and there is ample space for a double or king sized bed.



### Bedroom 2 - Rear

**3.646m x 3.952m = 14.408 sq m**

The rear bedroom has been newly decorated and has the added benefit of fully fitted wardrobes. The large UPVC windows have fully fitted blinds and overlooks the garden. There is ample space for a double or king sized bed.



### Bedroom 3 - Front

**1.81m x 2.058m = 3.724 sq m**

This is a compact bedroom with enough space for a single guest bed. Alternatively the room would make an idea home office or perhaps for your home gym?

## Bathroom

**1.821m x 1.67m = 3.041 sq m**

The bathroom has been newly refurbished with stone coloured tiles around the bath and an electric shower over the bath with a glass screen. Fitted cupboards provide storage for fresh towels and a heated towel rail has been fitted. A separate room houses the WC.



## Garage

**2.869m x 4.22m = 12.107 sq m**

The garage benefits from a newly fitted roof and has both a pedestrian access door from the rear and an electric up and over door to the front. Internally the space has a lockable store, lighting, electrical sockets and plumbing for a washing machine.

## Garden

The garden has been fully maintained and has access via the path at the side of the house or from the dining room and garage. A raised decking area from the dining room overlooks the garden. New fences have been fitted along with a new rotary washing line. The garden will remain fully maintained by the Landlords throughout the tenancy.



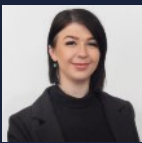
## FURTHER INFORMATION

No children

No pets

No smoking

## VIEWINGS & FURTHER INFORMATION



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## GENERAL INFORMATION

All measurements, areas and distances quoted are approximate only.

Information provided in respect of planning and rating matters has, unless stated, been obtained by way of verbal enquiry only. Interested parties are, therefore, recommended to seek their own independent verification on such matters from the appropriate authorities.

Location plans, if provided are for identification and directional purposes only. The area surrounding the subject property may have changed since the plan was produced.

Vickers Carnley have not tested any apparatus, equipment, fittings of services and so cannot verify they are in working order. Prospective purchasers are advised to obtain verification on such matters via their surveyor or solicitors.

All rents and charges are quoted exclusive of VAT which may be charged in addition if applicable.

These particulars were prepared October 2024 and every reasonable effort has been made by Vickers Carnley to ensure accuracy. Interested parties are, however, strongly advised to take appropriate steps to verify by independent inspection.

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