



## The Rockeries

53 Highfield Road, Horbury, Wakefield WF4 5NA

### PROPERTY FEATURES

- Individually designed and imposing detached stone built property
- Sought after private location on the edge of Horbury village
- Unrivalled family accommodation including indoor swimming pool
- 3 spacious reception rooms
- 4 bedrooms including master suite with walk in dressing room
- Leisure suite with swimming pool, jacuzzi and sauna
- Private entrance with automated gates and cobbled forecourt
- Mature tranquil gardens with patio and lawn
- Close to excellent schools for all age ranges
- Easily accessible commuter links to the Yorkshire region



**01924 200101**

Offers in Excess of £795,000



#### Entrance Hall

A welcoming entrance hall with double opening entrance door, open staircase and galleried landing. With useful under stairs storage cupboard.

#### Cloakroom

Fitted with a pedestal wash basin and low flush WC.

**Living Room 17' 10" x 16' 6" (5.44m x 5.03m) plus bay window**  
A spacious reception room with feature Louis XV style fire surround and viewing window overlooking the pool.

**Family Room 17' 11" x 13' 0" (5.45m x 3.96m)**

With bi-fold doors leading through to the leisure suite and patio doors leading out to the rear garden and patio.

**Dining Room 14' 4" x 13' 7" (4.36m x 4.14m) plus bay window**  
A third generously proportioned reception room with feature walk-in bay window.

**Kitchen/Breakfast Room 17' 9" x 13' 7" (5.42m x 4.133m)**  
Superbly appointed with a range of bespoke units in a cream finish with contrasting granite worktops and centre island with inset sinks. Feature Falcon range cooker with inglenook extractor hood. Integrated wine cooler, dishwasher and microwave. French doors lead out to the rear patio.

**Utility Room 13' 4" x 6' 4" (4.06m x 1.94m)**

With a range of base and wall units complimenting those in the kitchen. A rear door leads out to the garden and an internal door gives access to the integral garage.

**Indoor Leisure Suite 43' 10" x 17' 8" (13.35m x 5.39m)**  
Featuring a heated swimming pool with separate jacuzzi plunge pool and sauna. Includes a separate WC, shower room and plant room. An abundance of double glazed windows make this a light and airy room and bi-fold doors open out to the rear garden.

#### First Floor Galleried Landing

With open ballustrade and hallway leading through to all of the bedrooms.

**Master Bedroom 17' 3" x 14' 3" (5.26m x 4.35m)**

A generously proportioned and air conditioned master bedroom with front aspect which leads through to a walk-in dressing area and en-suite WC and bathroom



**Dressing Area 13' 7" x 9' 6" (4.13m x 2.89m)**

Fitted with an extensive range of fitted wardrobes, being part mirrored with drawers.

#### **En-suite WC**

With pedestal wash basin and low flush WC.

#### **En-suite Bathroom**

With inset jacuzzi bath, corner shower enclosure and wash basin set in granite wash stand.

**Bedroom 2 21' 5" x 13' 8" (6.540m x 4.164m)**

A second spacious air-conditioned bedroom suite, having a rear aspect and en-suite bathroom.

#### **En-suite**

Fitted with a traditional style suite comprising a corner bath, glazed quadrant shower enclosure, vanity with inset wash basin and low flush WC.

**Bedroom 3 16' 6" x 8' 2" (5.04m x 2.49m)**

A third double bedroom, having a front aspect and fitted with an extensive range of wardrobes, drawers and dressing table.

**Bedroom 4 13' 8" x 8' 2" (4.164m x 2.488m)**

A fourth good sized bedroom having views over the rear garden.

**House Bathroom 10' 4" x 6' 2" (3.14m x 1.87m)**

Furnished with a coloured suite comprising a panelled bath, separate shower enclosure and pedestal wash basin.

#### **First Floor WC**

With pedestal wash basin and low flush WC.

**Garage 20' 8" x 13' 7" (6.295m x 4.132m)**

Integral garage with electric up and over garage door and giving access to the twin Viessmann gas central heating boilers.

#### **Outside**

The property is approached by a private driveway, leading to automated wrought iron gates and feature stone boundary wall providing a great deal of privacy, and leading through to an attractive cobbled forecourt providing ample off-road parking. A pathway to the side leads to an enclosed paved patio area, neat lawned garden with raised bed and rockeries retaining a high degree of privacy.

#### **TENURE**

Freehold.

#### **EPC RATING**

Band C (72).

#### **COUNCIL TAX BAND**

Band G.

#### **VIEWINGS**

For further information and to arrange a viewing, please contact our friendly team on 01924 200101.

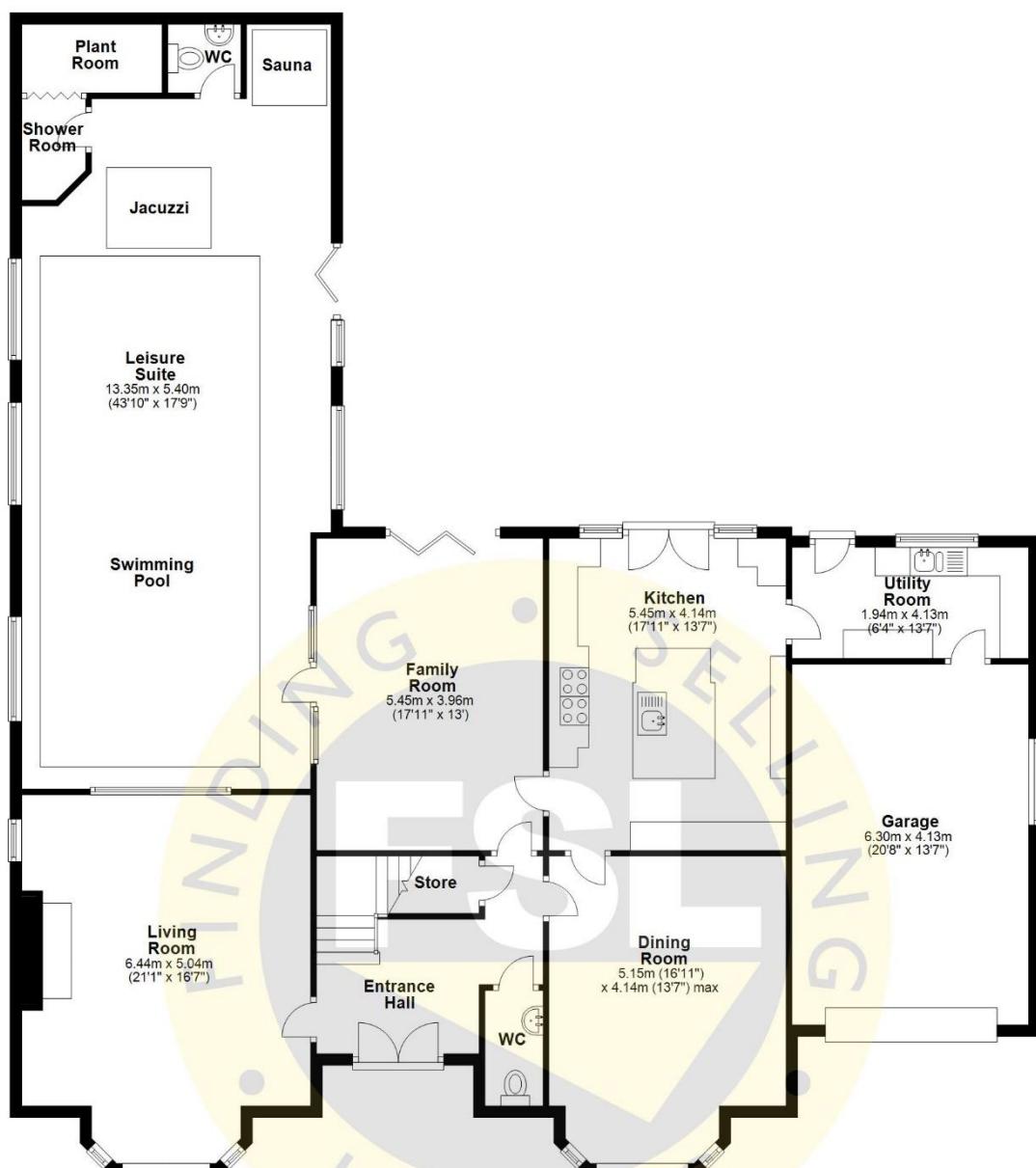
#### **IMPORTANT NOTICE**

These particulars are intended only as general guidance. The Company therefore gives notice that none of the material issued or visual depictions of any kind made on behalf of the Company can be relied upon as accurately describing any of the Specified Matters prescribed by any Order made under the Property Mis-descriptions Act 1991. Nor do they constitute a contract, part of a contract or a warranty.



### Ground Floor

Approx. 218.1 sq. metres (2347.3 sq. feet)



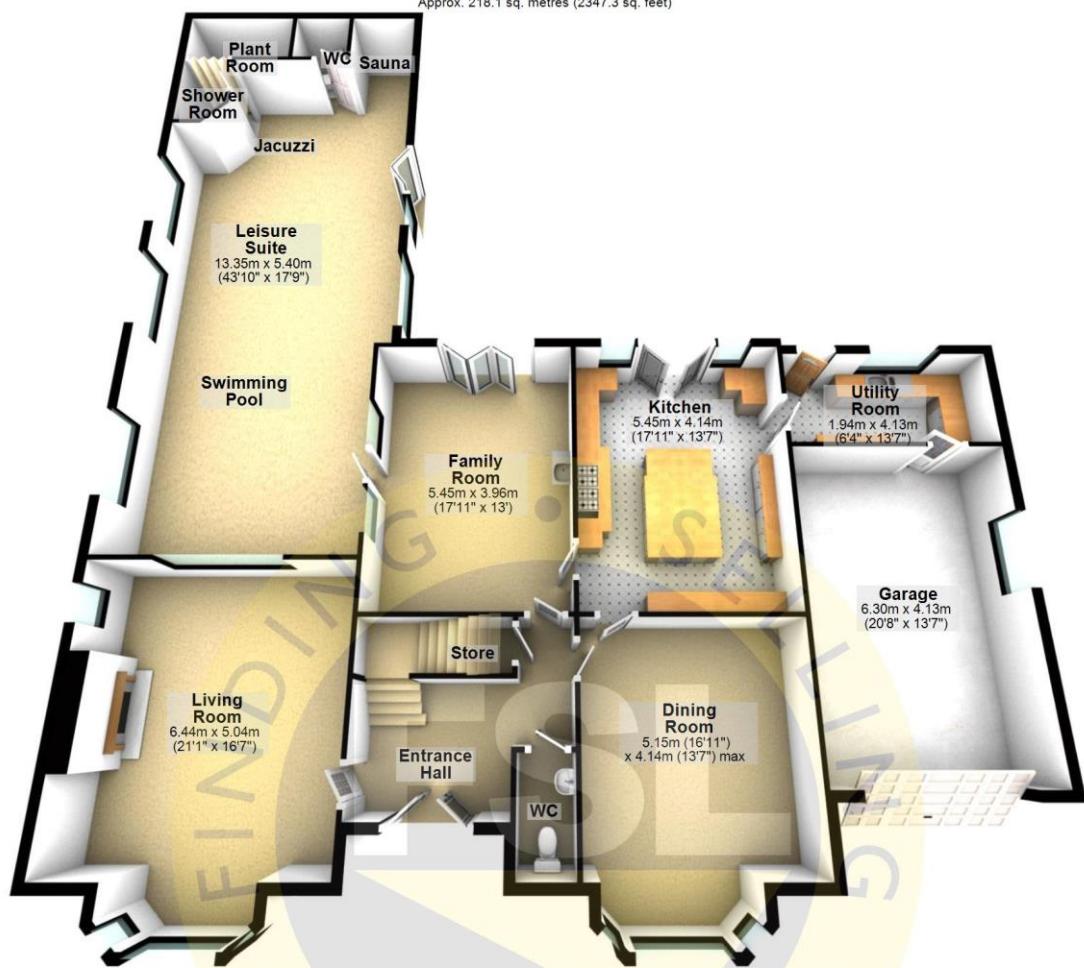
### First Floor

Approx. 129.5 sq. metres (1393.5 sq. feet)



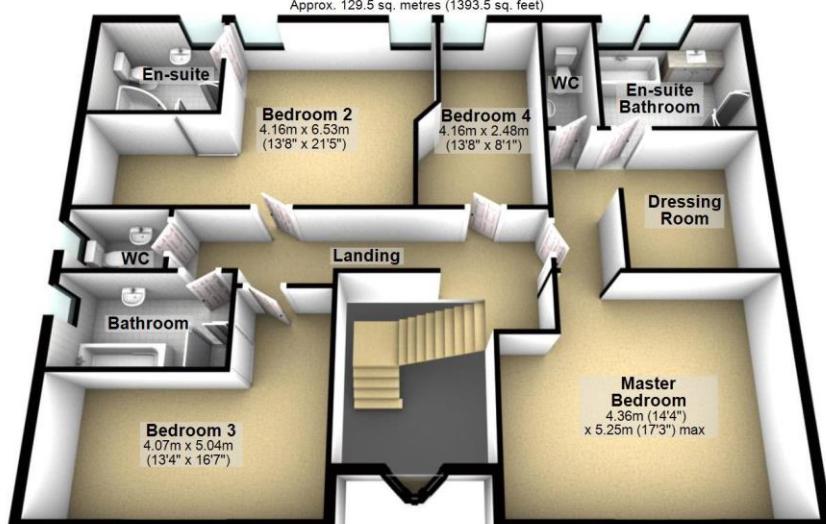
### Ground Floor

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### First Floor

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## ENERGY PERFORMANCE CERTIFICATE

### Energy performance certificate (EPC)

53, Highfield Road  
Horbury  
WAKEFIELD  
WF4 5NA

Energy rating  
**C**

Valid until: 20 August 2028  
Certificate number: 8703-1865-7929-0397-1883

Property type Detached house

Total floor area 278 square metres

### Rules on letting this property

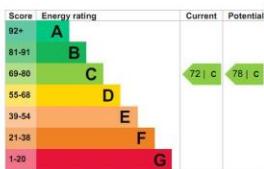
Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

### Energy efficiency rating for this property

This property's current energy rating is C. It has the potential to be C.

[See how to improve this property's energy performance.](#)



The graph shows this property's current and potential energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel bills are likely to be.

For properties in England and Wales:

the average energy rating is D  
the average energy score is 60

For further information and  
to arrange a viewing contact  
FSL Estate Agents

Telephone **01924 200101**



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FSL Estate Agents Ltd, 8 Lakeside, Calder Island Way, Wakefield, WF2 7AW

Tel / Fax: 01924 200101 Web: [www.fslestateagents.com](http://www.fslestateagents.com) E-mail: [enquiries@fslea.com](mailto:enquiries@fslea.com)