



2 Bed  
Bungalow - Semi  
Detached  
located in  
Wakefield  
Guide Price £290,000



Hall Cliffe Road  
Horbury  
Wakefield  
WF4 6BZ

**\*\*Guide Price: £290,000 – £300,000\*\*BEAUTIFULLY MAINTAINED GARDENS\*\*DETACHED GARAGE\*\***

Welcome to Hall Cliffe Road, Horbury – a charming two-bedroom semi-detached bungalow offering generous living space, a self-contained garage, and a large, tiered rear garden. Ideal for buyers seeking a home with both comfort and future potential, the property also offers scope to extend, subject to the necessary planning permissions.

Accessed via a side entrance, the property opens into a well-appointed kitchen which leads seamlessly into a central hallway connecting the main living areas. To the front of the home is a spacious lounge/reception room, providing a warm and inviting space for both relaxing and entertaining.

To the rear, the generous principal bedroom benefits from fitted wardrobes and an abundance of natural light, while the second bedroom enjoys French doors opening directly onto the private rear patio—perfect for summer evenings and indoor-outdoor living. The stylish house bathroom features a bathtub alongside an oversized rainfall showerhead, adding a touch of everyday luxury.

A particular highlight is the converted loft area, which provides two additional rooms. These flexible spaces offer exciting potential for further development or reconfiguration, subject to planning consent, and could suit a variety of uses such as home offices, hobby rooms, or additional accommodation.

Externally, the property boasts a charming and well-maintained garden, ideal for outdoor relaxation and entertaining. To the front, a spacious driveway leads to the garage, offering ample off-road parking. The rear garden features a patio area stepping up to a neatly kept lawn, with a separate decking area perfect for seating or alfresco dining. A greenhouse will appeal to gardening enthusiasts, while a further elevated section adds extra outdoor space and character, creating a unique tiered layout with plenty of scope for personalisation.

Hallway  
3'8" x 16'1"

Kitchen  
7'11" x 7'7"

Lounge/Diner  
11'12" x 17'6"

Bathroom  
7'11" x 6'10"

Bedroom  
12' x 9'10"

Bedroom  
12'8" x 13'4"

Bedroom  
8'9" x 7'10"

Bedroom  
12'8" x 8'2"

Garage  
9'10" x 16'4"

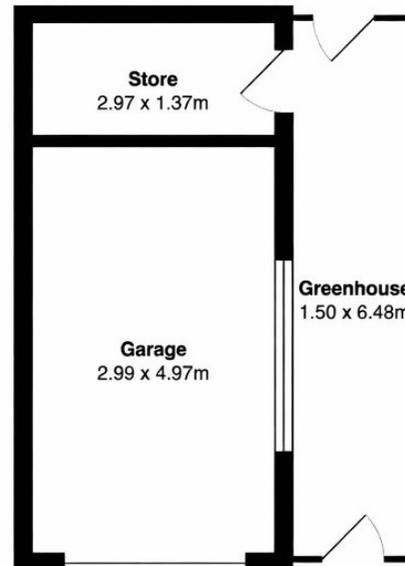
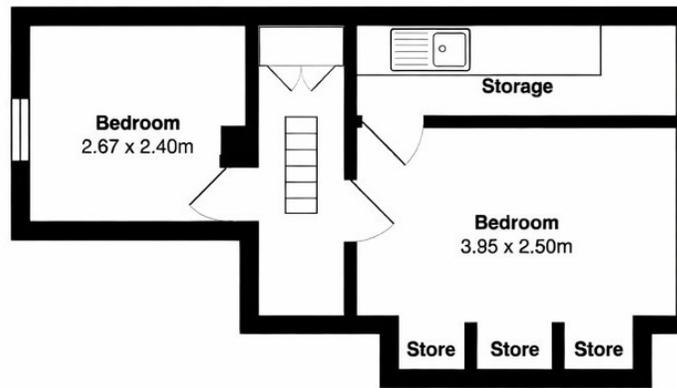
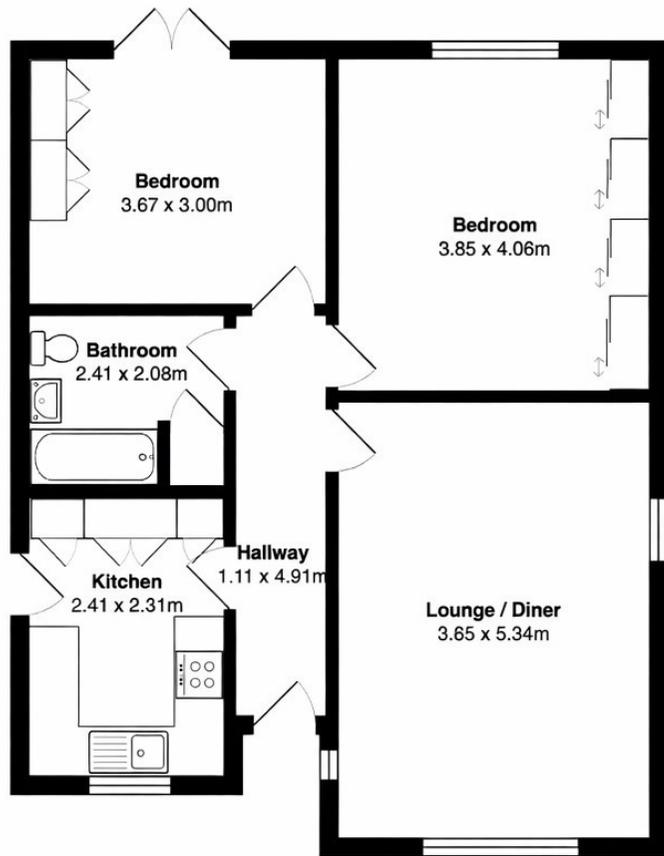
Store  
9'9" x 4'6"

Greenhouse  
4'11" x 21'3"

Hall Cliffe Road enjoys a fantastic location with excellent local amenities. Horbury St Peter's & Clifton C of E Primary School and Horbury Academy are nearby, making it ideal for families. The property is well-served by local shops, cafes, and parks, with Horbury Library just a short walk away. For those commuting, Wakefield Westgate Station is under 3 miles away, providing easy access to Leeds, Manchester, and beyond. There are also various healthcare services, including Horbury Medical Centre and Horbury Dental Care, all within proximity.







50, Hall Cliffe Road, Horbury, WF4 6BZ  
 Total Area: 116.1 m<sup>2</sup> (excluding greenhouse)  
 All measurements are approximate and for display purposes only

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			<b>85</b>
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>67</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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