

# 3 BEDROOM DETACHED COTTAGE TO LET



Rose Cottage, 259 Barnsley Road, Flockton, WF4 4AL



- 796 sq ft
- Fully fitted kitchen
- Private car parking
- Ensuite bathrooms
- Small garden
- Recently redecorated

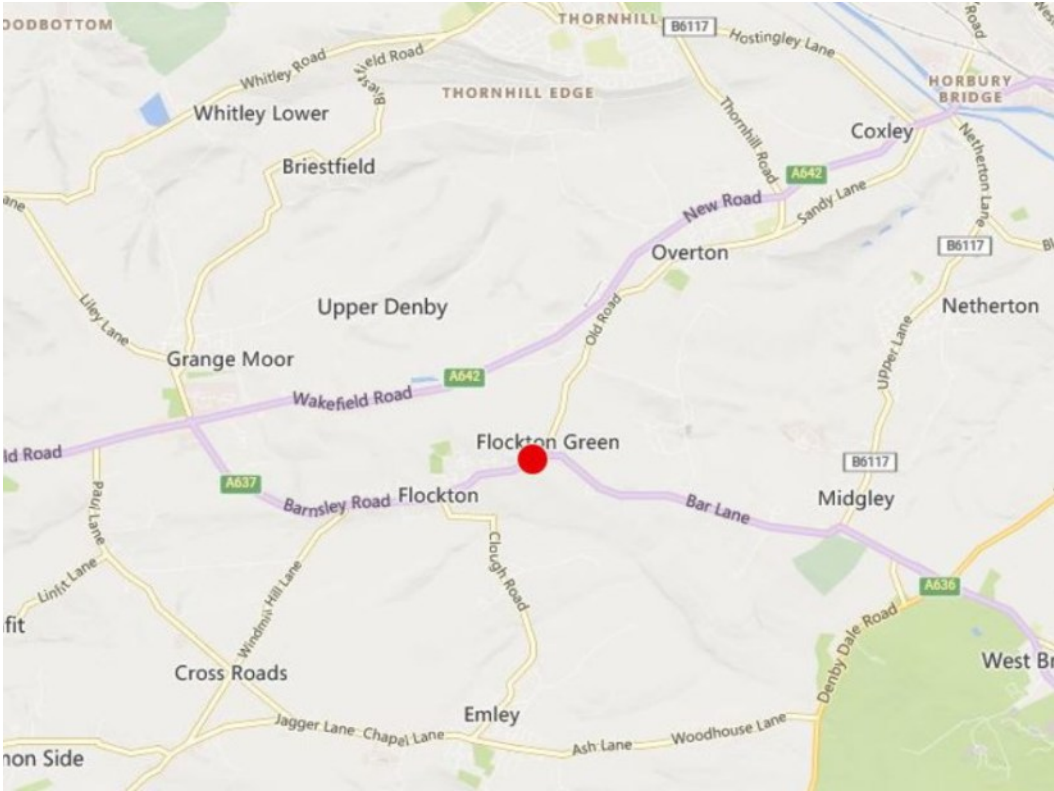


DESCRIPTION

This is a very well presented 3 bedroom detached cottage set within an idyllic location boasting stunning rural views, flexible living accommodation throughout and situated within a sought-after village location within close proximity to the M1 Network and the town centres of Huddersfield.

LOCATION

Rose Cottage is located within the semi-rural village of Flockton situated within the Kirklees district. The village is well placed for commuters being approximately 6 miles from Huddersfield and Wakefield Town Centres and within close proximity to the M1 motorway. Flockton has a range of amenities including public houses, hair salon and newsagents. The local school for the village is Flockton C of E (C) First School rated Good by Ofsted.



SUMMARY

RENT	£1,150 pcm
DEPOSIT	£1,326
LEASE	The property is offered by way of a 6 month assured short hold tenancy agreement.
COUNCIL TAX	Band C Kirklees
EPC	D-66
FURTHER INFORMATION	No pets No smoking

## ACCOMODATION

### Kitchen/Dining room - 5.91m x 3.89m = 23 sq m

Fully fitted kitchen and dining room with a good mix of base and wall units plus a centrally positioned breakfast bar. The kitchen comes complete with various inbuilt appliances including a fridge/freezer, washer/dryer, gas cooker, induction hob, extractor hood, dishwasher and microwave. The room is decorated in magnolia with a pale blue feature wall and vinyl wood effect floor coverings. French doors open out into the rear garden and parking area.



### Lounge - 3.86m x 3.79m = 15 sq m

The lounge has been decorated in magnolia with a light brown pile carpet. This room also benefits from an ensuite with a shower, wash basin and Wc.



### Master bedroom Inc. en suite - 3.85m x 3.92m = 15 sq m

The master bedroom has plenty of space for a double bed and is decorated in magnolia with a light brown pile carpet. This room also benefits from an ensuite with a shower wash basin and Wc.

#### Ensuite

The ensuite for the master bedroom is decorated in magnolia with part tiled walls around the shower area. The room is fitted with an electric shower with wash basin and Wc.



### Bedroom 2 - 2.31m x 3.67m = 9 sq m

This bedroom is decorated in magnolia with a light brown carpet and is ideal as a single bedroom, however could suit other uses such as a study or home office.

### Bedroom 3 - 2.66m x 2.92m = 8 sq m

Bedroom 3 is decorated in magnolia with a light brown carpet and is ideal as a double bedroom, however, could suit other uses such as a study or home office.

### Main bathroom - 2.65m x 1.52m = 4 sq m

The bathroom is fully fitted with a bath and shower over, wash basin and Wc. The room is decorated in magnolia with a vinyl floor covering and part tiled around the bath and shower.



## 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 January 2026 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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