



8 Barnsley Road, Flockton, Wakefield, WF4 4DW
Reduced To £625,000

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ECO HOUSE.....Nestled in the picturesque village of Flockton, this impressive ENERGY RATED 'A', stone built eco home offers the perfect blend of modern sustainability and traditional charm. Set against a backdrop of expansive countryside views, the property is designed for energy efficiency with every detail thoughtfully crafted to minimise environment impact, whilst maximising comfort and style.

Boasting spacious 4 bedroom accommodation, with en suite and walk-in wardrobes to the master bedroom. The property is further enhanced by a spacious living area with balcony to the rear which takes full advantage of the outstanding views.

This eco conscious home boasts an exceptional energy rating, which is provided by an 18 solar panel system with battery storage system. Which means reduced energy costs (circa £400 per annum) and a low carbon footprint, together with cutting edge installation, high performance windows, EV charging point and renewable energy systems. The property provides a perfect setting for a sustainable lifestyle.

Only by a personal inspection can one truly appreciate the size, quality and position of this outstanding family home.





GROUND FLOOR:

Enter the property through an external door into:-

Entrance Hall

With Yorkshire stone flagged flooring and a feature rustic brick arch with glazed mezzanine above. A shaped oak staircase leads to the inner hallway and living room beyond. A door also gives access to the integral garage.

Living Room

20'2" x 15'6" (6.15m x 4.72m)

Peacefully situated to the rear of the property, with outstanding far reaching views. This superb reception room is fitted with sliding triple glazed patio doors, engineered oak flooring, log burner stove set onto a stone plinth with rustic brick backdrop and feature arch. There are also sunken LED ceiling lights and open access to the kitchen.

Kitchen

9'6" x 7'3" (2.90m x 2.21m)

Fitted with a range of matching modern wall and base units with laminated work surfaces and matching upstands, integrated 4 ring Bosch induction hob with split level oven and grill, fridge, freezer and dishwasher. There is also a 1.5 bowl stainless steel sink unit, Quooker tap, peninsula breakfast bar and door which accesses the side of the property.

Balcony

Accessed from the lounge, the south facing balcony has glazed screening and takes full advantage of the far reaching views across adjacent countryside.

LOWER GROUND FLOOR:

Inner Hallway

With an open utility area, feature rustic brick arch, vertical graphite central heating radiator, oak flooring and a built-in airing cupboard with dryer unit.

Utility Area

7'2" x 3'4" (2.18m x 1.02m)

With plumbing for a washing machine, a range of base units and an inset stainless steel sink unit with mixer taps and side drainer.

Bedroom 2

12'2" x 10'0" (3.71m x 3.05m)

Again peacefully situated to the rear of the property, having triple glazed patio doors to the rear which provide superb far reaching views and access to the decking. A range of built-in wardrobes provide hanging and shelving facilities.

Bedroom 4

12'1" x 10'2" (3.68m x 3.10m)

Peacefully situated to the rear of the property with outstanding far reaching views. This good sized double bedroom is fitted with triple glazed French doors which lead directly on to the rear decking and sunken low voltage lighting.

Bathroom

Being part tiled to the walls, having a 4 piece suite comprising of a concealed flush WC, floating ceramic wash bowl with drawer units beneath, deep sunk bath with chrome mixer taps and a feature rustic brick archway which leads to a walk-in double width shower cubicle with overhead rainwater head and additional hose. There is a triple glazed window, chrome ladder style radiator, sunken low voltage lighting and electrically operated underfloor heating.

FIRST FLOOR:

Accessed via a staircase on the ground floor.

Landing

With chrome and glazed balustrade, together with oak flooring.

Bedroom 3/Office

15'5" x 9'9" (4.70m x 2.97m)

Situated to the front of the property.

Plant Room

7'9" x 9'2" (2.36m x 2.79m)

The Plant Room houses the home battery providing an Emergency Power Supply (EPS) in case of a power cut, solar equipment, the MVHR ventilation and heat recovery system, CAT 6 data cabling and fibre broadband connection.

Landing

A second staircase from the ground floor leads up to the master suite.

Master Bedroom

15'8" x 12'7" (4.78m x 3.84m)

With a triple glazed window to the rear, central heating radiator and walk-in wardrobes. A door gives access to the en suite.

En suite Shower Room

Furnished with a corner shower cubicle, vanity sink unit with drawers beneath and a low flush WC. There is also a Velux window and fully tiled walls.

OUTSIDE:

To the front of the property there is a double width entrance which leads to the block paved driveway and parking apron, which provides parking for 6-8 vehicles. There is exterior security lighting and an EV charging point. To the rear of the property there is a south facing garden which incorporates a decked seating area, with balcony above and takes full advantage of the breath taking rear aspect. There is also a fully enclosed lawned garden which houses some of the solar panels.

Garage

18'2" x 12'6" (5.54m x 3.81m)

Having remote controlled roller doors. There is also power, light and water tap.

PLEASE NOTE:

The vendor informs us that the utility bills for the property are circa £400 per year, which includes approximately 2,000 miles of EV charging.

BOUNDARIES & OWNERSHIPS:

The boundaries and ownerships have not been checked on the title deeds for any discrepancies or rights of way. All prospective purchasers should make their own enquiries before proceeding to exchange of contracts.

DIRECTIONS:

Leave Huddersfield on Wakefield Road (A629) passing through the traffic lights at Aspley, Moldgreen and Dalton. Continue along the main road to the traffic lights at Waterloo and, staying in the left hand lane, continue on the main Wakefield Road passing through the areas of Fenay Bridge and Lepton. At the Grange Moor roundabout, take the third exit into Barnsley Road and continue into the village of Flockton. After passing Haigh Lane on your right hand side, immediately before the road narrows turn right into the driveway of number 8.

TENURE:

Freehold

COUNCIL TAX BAND:

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MORTGAGES:

Bramleys have partnered up with a small selection of independent mortgage brokers who can search the full range of mortgage deals available and provide whole of the market advice, ensuring the best deal for you. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

ONLINE CONVEYANCING SERVICES:

Available through Bramleys in conjunction with leading local firms of solicitors. No sale no legal fee guarantee (except for the cost of searches on a purchase) and so much more efficient. Ask a member of staff for details.

VIEWINGS:

Please call our office to book a viewing on 01484 530361.

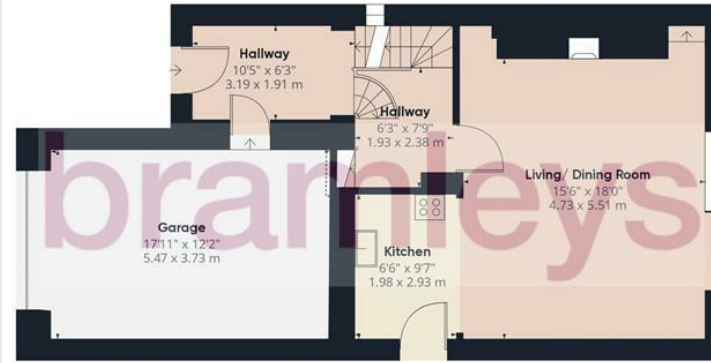








Floor 0



Floor 1



Floor 2

Approximate total area⁽¹⁾

1670.76 ft²
155.22 m²

Balconies and terraces

156.94 ft²
14.58 m²

Reduced headroom

100.72 ft²
9.36 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

Bramleys, for themselves and for the Vendors or Lessors of this property, whose Agent they are, have made every effort to ensure the details given have been prepared in accordance with the above Act and to the best of our knowledge give a fair and reasonable representation of the property. Please note:

1. There is a six inch measurement tolerance, or metric equivalent, and the measurements given should not be entirely relied upon and purchasers must take their own measurements if ordering carpets, curtains or other equipment.
2. None of the mains services, i.e. gas, water, electricity, drainage or central heating system (if any) have been tested in any way whatsoever. This also includes appliances which are to be left insitu by the vendors.

PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES. FLOOR PLANS NOT TO SCALE - FOR IDENTIFICATION PURPOSES ONLY

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