

# HUNTERS®

HERE TO GET *you* THERE



## HUNTERS®

SALES & LETTINGS

## Manor House

Flockton, Wakefield, WF4 4AN

Offers In Excess Of £475,000



Hunters are proud to offer for sale this SIMPLY BREATHTAKING HOME located in Flockton. This fabulous home which features , STUNNING OPEN PLAN KITCHEN /DINER/FAMILY ROOM and FOUR BEDROOMS with THREE BATHROOMS and SEPARATE ADDITIONAL LOUNGE.

Beautiful detached four-bedroom home offering versatile family living accommodation with ample space nestled in the village of Flockton with easy access to excellent commuter links. This well presented property benefits from a gas central heating system with underfloor heating to the ground floor and double glazing throughout. Briefly comprises an entrance hall, downstairs cloakroom/w.c., lounge, kitchen/dining/family room, kitchen with solid wood units and Quartz worktops. A large butchers block island which has additional drawers and cupboard space and built in wine fridge. Appliances including 4 ring gas hob, two integrated double ovens, full height integrated fridge freezer , integrated dishwasher and integrated washing machine. Sliding patio doors lead to the rear garden. To the first-floor are four bedrooms. Master with ensuite, family and "jack & Jill" bathroom. Outside a driveway with space for several vehicles and access to the garage with an up and over door. The rear of the property is laid to lawn and is fully enclosed.



Material Information - Castleford  
 Tenure Type; freehold  
 epc rating: C  
 Council Tax Banding; E

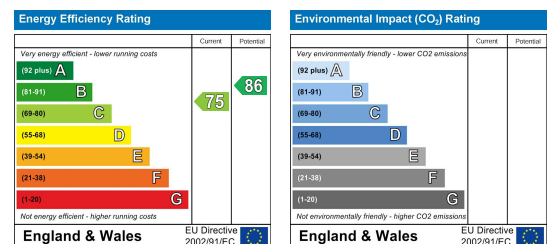
## Area Map



## Floor Plans



## Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

6 Bank Street, Castleford, WF10 1HZ  
 Tel: 01977 604600 Email: [castlefordsales@hunters.com](mailto:castlefordsales@hunters.com) <https://www.hunters.com>