



WAKEFIELD  
01924 291 294

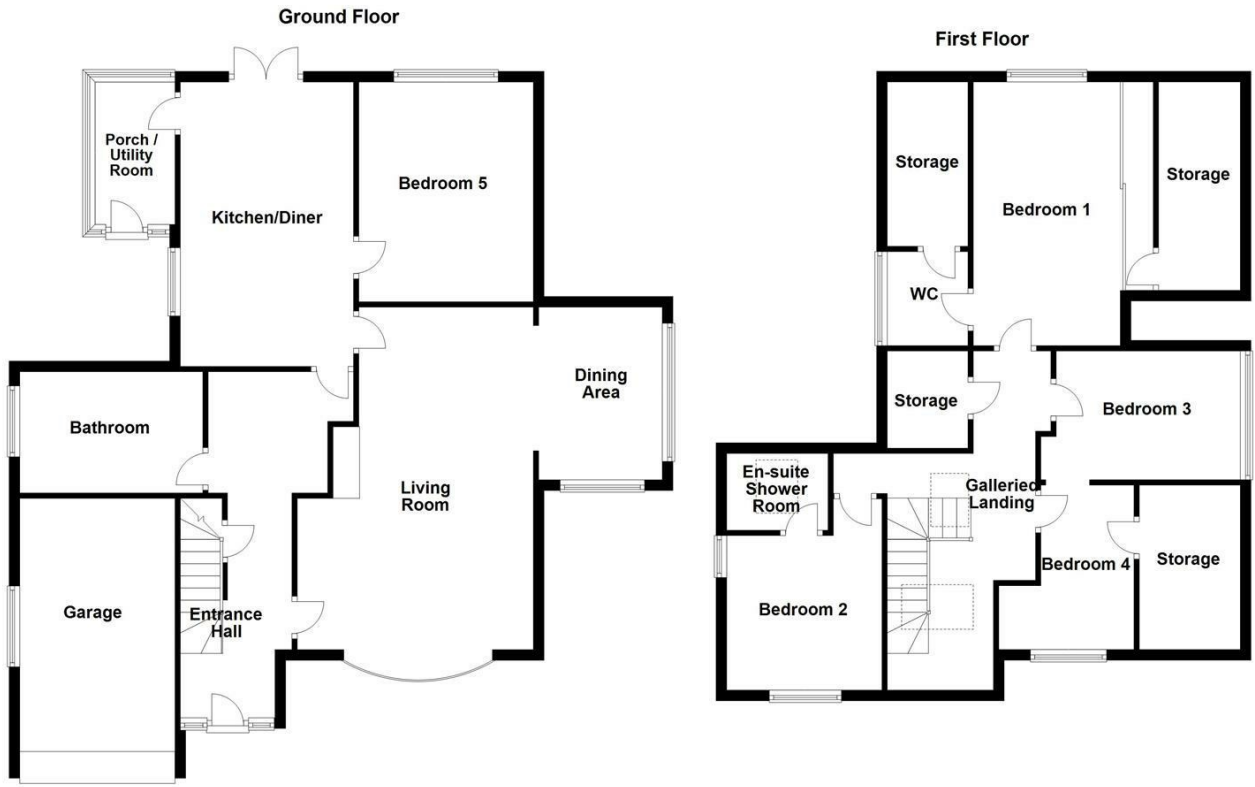
OSSETT  
01924 266 555

HORBURY  
01924 260 022

NORMANTON  
01924 899 870

PONTEFRACT  
01977 798 844

CASTLEFORD  
01977 808 210



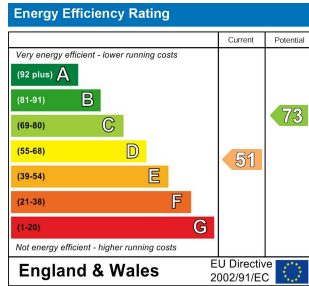
OTHER INFORMATION

IMPORTANT NOTE TO PURCHASERS

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements to enable them to obtain exact details for the purpose of fitted carpets. Please note that none of the appliances mentioned in our brochures i.e. gas boilers, heaters, cookers, refrigerators etc. have been checked or tested and cannot be guaranteed to be in working order. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller.

MORTGAGES [www.mortgagesolutionsofwakefield.co.uk](http://www.mortgagesolutionsofwakefield.co.uk)  
Did you know that we have our own specialist mortgage consultants who can provide you with free independent advice and information regarding your house purchase and everything it entails, from budget planning to finding the best mortgage deal available to you\*  
Wakefield - Contact Vince Hickman  
01924 339572 or [vince@mortgagesolutionsofwakefield.co.uk](mailto:vince@mortgagesolutionsofwakefield.co.uk)  
Ossett - Contact Sharon Dorsett  
01924 266555 or [sharon@mortgagesolutionsofwakefield.co.uk](mailto:sharon@mortgagesolutionsofwakefield.co.uk)  
Pontefract & Castleford - Contact Chris Houseman  
01977 808210 or [chris@mortgagesolutionsofwakefield.co.uk](mailto:chris@mortgagesolutionsofwakefield.co.uk)

\*your home may be repossessed if you do not keep up repayments on your mortgage.



FREE VALUATION

If you are thinking of a making a move then take advantage of our FREE market appraisals, with the knowledge that we have been selling houses for the people of Wakefield for 50 years and now selling and renting houses in Pontefract and Castleford.

PROPERTY ALERTS

Make sure you keep up to date with all new properties in your price range in the particular area you have in mind by registering your details with us. Also, the Richard Kendall Property Magazine is sent to all applicants on our mailing list FREE OF CHARGE.

CONVEYANCING

Richard Kendall Estate Agent is proud to have their own panel of solicitors offering a comprehensive service to our clients requiring Conveyancing services. This service enables Richard Kendall Estate Agent to work hand in hand with our solicitors and our mortgage brokers to ensure the legal process of buying or selling your homes is as seamless as possible.



23 Hardcastle Lane, Flockton, Wakefield, WF4 4AR

For Sale Freehold Asking Price £365,000

\*\* A VIRTUAL PROPERTY TOUR IS AVAILABLE ON THIS PROPERTY! \*\*

Superbly appointed throughout and enjoying an elevated position is this deceptively spacious and extended five bedroom detached home with open views to the front aspect. Benefiting from UPVC double glazing and gas central heating.

The accommodation comprises large entrance hall with staircase having glass balustrade to the first floor, a living room with opening into the dining area, kitchen diner, bedroom five and rear porch/utility. To the first floor there are four further bedrooms, two with en suite facilities. Enclosed rear garden with Indian stone paved patio area and pebbled area. Attractive lawn to the front and pebbled driveway providing off road parking and leading to the garage.

Flockton is well placed for access to the motorway networks yet offering a semi rural setting, an area which is regarded as a much sought after location and is convenient for access to Barnsley, Huddersfield and Wakefield city centres.



## ACCOMMODATION

### ENTRANCE HALL

Entrance door into the entrance hall, two UPVC double glazed frosted windows, two central heating radiators, laminate flooring, inset spotlights to the ceiling, staircase leading to the first floor landing with glass balustrade, doors leading to the bathroom, kitchen diner and living room.

### LIVING ROOM

14'7" max x 21'1" [4.45m max x 6.43m]

UPVC double glazed bow window to the front, coving to the ceiling, dado rail, two central heating radiators, multi fuel cast iron burner inset to the chimney breast with slate hearth and surround having solid wooden mantle. Archway into the dining room and door into the kitchen diner.

### DINING ROOM

2.32m x 3.27m

Coving to the ceiling, laminate flooring, central heating radiator, UPVC double glazed windows to the front and side, dado rail.

### BATHROOM/W.C.

3.44m x 2.19m

Walk in shower cubicle with thermostatic shower and both rain shower head and shower attachment, panelled bath with chrome mixer tap with shower attachment, low flush w.c with concealed cistern, ceramic wash basin built into laminate work surface with high gloss vanity cupboards, laminated walls, laminated tiled floor, ladder style radiator, UPVC cladding with inset spotlights, extractor fan, wall mounted, UPVC double glazed frosted window to the side and central heating radiator.

### KITCHEN DINER

5.35m x 3.26m

A range of wall and base units with laminate work surface over, tiled splashback, 1 1/2 stainless steel sink and drainer with chrome mixer tap, space for American style fridge freezer, laminate flooring, two kickheaters, integrated double oven and grill, five ring gas hob with cooker hood over having downlights, integrated AGE microwave, integrated Flavell dishwasher, downlights to the wall

cupboards, inset spotlights to the ceiling, UPVC double glazed window to the side, UPVC double glazed French doors to the rear garden, door to bedroom five and door to the rear porch/utility.

### REAR PORCH/UTILITY

1.51m x 2.68m

UPVC double glazed construction on a brick built base, central heating radiator, light, power and UPVC door to the side aspect. Plumbing and drainage for a washing machine.

### BEDROOM FIVE

4.17m x 3.30m

UPVC double glazed window to the rear, central heating radiator, coving to the ceiling, a range of fitted furniture consisting of wardrobes, dressing table and drawers.

### FIRST FLOOR GALLERIED LANDING

UPVC double glazed Velux windows, doors leading off to the bedrooms and storage cupboard into the eaves.

### BEDROOM ONE

4.93m x 2.74m

UPVC double glazed window to the rear elevation, two loft access points, central heating radiator and door to the w.c. Fitted wardrobes with sliding doors to one wall.

### EN SUITE SHOWER ROOM/W.C.

1.54m x 1.76m

Large ceramic wash basin set on vanity units with mixer tap and a low flush w.c. Tiled walls and floor. UPVC double glazed window to the side. Storage into eaves.

### BEDROOM TWO

2.90m x 3.13m

UPVC double glazed windows to the side and front. Central heating radiator and door into the en suite shower room/w.c.

### EN SUITE SHOWER ROOM/W.C.

1.56m x 1.98m

Corner shower cubicle with thermostatic shower with chrome rain shower head and chrome

shower attachment. Laminated walls to the shower cubicle and part laminated walls to the remainder. Pedestal wash basin with chrome mixer tap and a low flush w.c. Chrome ladder style radiator, inset spotlights to the ceiling, wall mounted extractor fan and UPVC double glazed Velux window.

### BEDROOM THREE

11'1" max x 7'11" [3.39m max x 2.42m]

UPVC double glazed window to the side elevation, central heating radiator. Opening into bedroom four.

### BEDROOM FOUR

8'3" max x 10'5" [2.54m max x 3.20m]

Loft access, storage into eaves, UPVC double glazed window to the front and central heating radiator.

### OUTSIDE

To the front of the property there is a double pebbled driveway providing ample parking with an attached single garage with electric roller door, power and light, UPVC double glazed window to the side and houses the boiler. An attractive lawn, timber shed and gate providing access to the rear. The rear garden has an Indian stone paved patio area ideal for entertaining purposes, low maintenance pebbled garden and an Indian stone paved pathway to the side. Planted borders with solid brick walls and timber panelled fences. Timber gate. Paved area at the side.

### EPC RATING

To view the full Energy Performance Certificate please call into one of our six local offices.

### LAYOUT PLANS

These floor plans are intended as a rough guide only and are not to be intended as an exact representation and should not be scaled. We cannot confirm the accuracy of the measurements or details of these floor plans.

### VIEWINGS

To view please contact our Ossett office and they will be pleased to arrange a suitable appointment.