



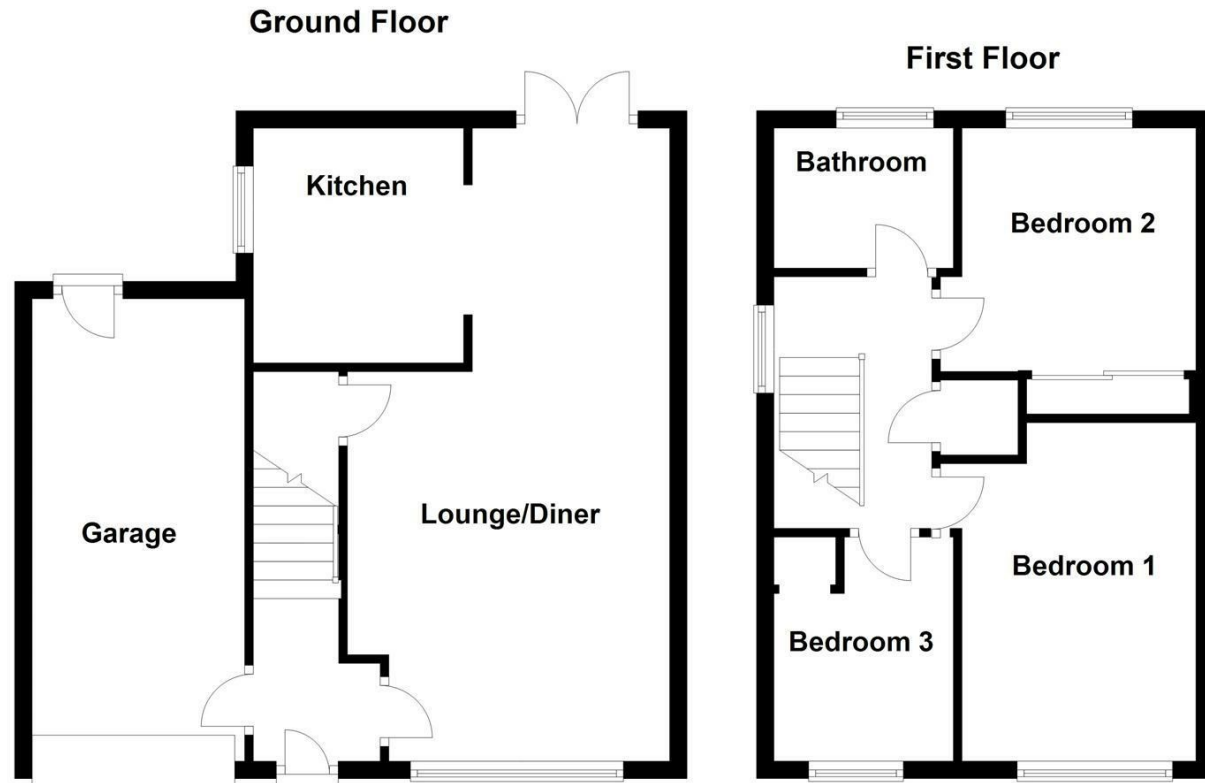
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## 14 Hawthorne Close, Flockton, WF4 4DF

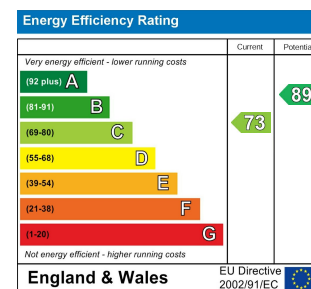
For Sale Freehold £259,500

This immaculately presented three bedroom semi detached home is set within a pleasant cul-de-sac in the village of Flockton with open countryside views. Renovated to a high standard throughout by the current owners to include new kitchen, roof, electrical re-wire, windows and doors all completed in 2021.

The accommodation is set over two floors with the ground floor briefly comprising; entrance hall, light and airy spacious lounge/diner opening on to a high quality fitted kitchen with full range of integrated appliances. To the first floor there are three bedrooms and a stylish house bathroom. The property benefits from a larger than average integral garage. The property is set on a good sized plot with a generous driveway to the front providing ample off street parking. To the rear of the property is an enclosed garden offering an excellent degree of privacy.

Flockton is a semi rural village on the outskirts of Wakefield and offers a small range of village amenities but is within easy reach of Wakefield city centre and has good access to the M1 motorway network for those wishing to commute.

The property has been renovated to an excellent standard by the current owners and offers ready to move into accommodation sure to appeal to a range of buyers.



### FREE MARKET APPRAISAL

If you are thinking of making a move then take advantage of our FREE market appraisals, with the knowledge that we have been selling houses for the people of the WF postcodes for over 50 years.

### 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.

### 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.

### 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

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



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## ACCOMMODATION

### ENTRANCE HALL

Composite double glazed entrance door, stairs to the first floor, vertical style radiator, quality wood effect Amtico flooring and doors to the lounge/diner and garage.

### LOUNGE/DINER

12'2" [max] x 23'8" [max] [3.72m [max] x 7.23m [max]]

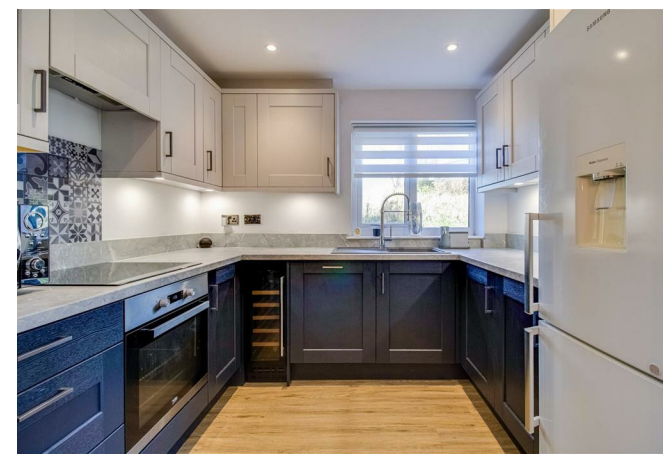
UPVC double glazed window to the front, UPVC double glazed French doors to the rear garden, two double central heating radiators, television point, quality wood effect Amtico flooring and useful understairs storage cupboard. Open archway leading to the kitchen.



### KITCHEN

8'5" x 6'11" [2.59m x 2.13m]

Range of wall and base units with complementary laminate block work surface over incorporating composite sink and drainer with chrome swan neck mixer tap, in built electric oven with four ring Neff induction hob and extractor hood over. Space for a larger style fridge/freezer, integrated full size dishwasher, integrated wine cooler, UPVC double glazed window to the side and spotlights to the ceiling.



### GARAGE

8'1" x 17'6" [2.47m x 5.35m]

Up and over door, power and light, useful utility area with space and plumbing for an under counter washing machine and dryer. Central heating radiator and UPVC double glazed door to the rear.

### FIRST FLOOR LANDING

Doors to three bedrooms and the house bathroom. UPVC double glazed window to the side and useful in built storage cupboard with shelving.

### BEDROOM ONE

9'4" [max] x 12'9" [2.85m [max] x 3.90m]

UPVC double glazed window to the front, double central heating radiator and television point.



### BEDROOM TWO

8'5" plus recess x 8'5" [2.58m plus recess x 2.58m ]

UPVC double glazed window to the rear, double central heating radiator and in built fitted wardrobes with mirror sliding screen doors.



### BEDROOM THREE

6'5" [max] x 7'9" [max] [1.96m [max] x 2.37m [max]]

UPVC double glazed window to the front, double central heating radiator and useful in built shelving and storage over the bulkhead.

### BATHROOM/W.C.

5'6" x 5'11" [1.68m x 1.81m]

White three piece suite comprising L-shaped bath with chrome mixer tap and dual head mains shower over, vanity wash hand basin with chrome waterfall tap and low flush w.c. with concealed cistern. Fully tiled walls and floor. UPVC double glazed frosted window to the rear. Spotlights to the ceiling and chrome ladder style radiator.



### OUTSIDE

To the front of the property is a generous block paved driveway providing off street parking. To the rear is an enclosed garden with gravelled seating area and raised lawn with rear paved patio area, surrounded by wall and fenced boundaries providing an excellent degree of privacy with open fields to the side and far reaching views beyond.



### COUNCIL TAX BAND

The council tax band for this property is C.

### FLOOR 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.

### EPC RATING

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