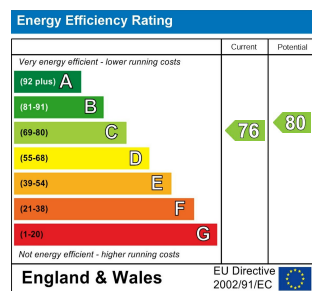


IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements 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
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 available to you*

Wakefield office 01924 291294,
Pontefract & Castleford office 01977 798844
Ossett & Horbury offices 01924 266555
and Normanton office 01924 899870.
Please ring us to arrange a mortgage advice appointment.

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



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.



WAKEFIELD 01924 291 294	OSSETT 01924 266 555	HORBURY 01924 260 022
NORMANTON 01924 899 870	PONTEFRACT & CASTLEFORD 01977 798 844	



24 Manor House, Flockton, WF4 4AN

For Sale Freehold £325,000

Situated on a modern development in the sought after village of Flockton is this immaculately presented four bedroom semi detached family home. The property is presented to a high standard throughout and boasts en suite facilities to the principal bedroom, superb orangery extension, garage and off street parking.

The accommodation briefly comprises; entrance hall, stylish fitted kitchen with full range of integrated appliances, lounge opening on to the orangery overlooking the rear garden. The first floor landing leads to three bedrooms and house bath room with a further set of stairs leading to the principal bedroom located on the second floor, along with a spacious shower room. Externally the property boasts a driveway providing off road parking leading to the garage with up and over door. To the rear is an enclosed tiered garden with lawn and steps leading to a paved seating area, ideal for outdoor entertaining.

The property is situated within close proximity to a range of amenities including local shops, schools and bus routes travelling to Wakefield and Huddersfield. The M1 motorway network is easily accessible for those wishing to commute further afield.

Only a full internal inspection will reveal all that is on offer at this quality home and a viewing comes recommended at your earliest convenience.



ACCOMMODATION

ENTRANCE HALL

Side entrance door, doors to the w.c., kitchen and lounge.

W.C.

4'9" x 3'4" [1.46m x 1.02m]

Low flush w.c. and wash hand basin.

KITCHEN

14'4" x 11'4" [4.39m x 3.46m]

Range of high quality charcoal and white gloss wall and base units with complementary laminate work surface over incorporating 1 1/2 stainless steel sink and drainer with chrome mixer tap, double electric oven and microwave, integrated fridge/freezer, full size integrated dishwasher, integrated washer dryer, four ring gas hob with extractor hood over. Feature island with int wine cooler and seating. Tiled flooring, UPVC double glazed bay window to the front and central heating radiator.



LOUNGE

11'5" x 14'8" [3.49m x 4.49m]

Light and airy lounge with modern central heating radiator, UPVC double glazed window to the side, wood effect tiled flooring and an opening through to the orangery.



ORANGERY

12'0" x 10'1" [3.66m x 3.08m]

Lantern roof flooding the room with a wealth of natural light, modern portrait central heating radiator, spotlights, UPVC double glazed windows to the side and UPVC double glazed three leaf bi-folding doors to the rear garden.



FIRST FLOOR LANDING

Doors to three bedrooms and shower room. A further set of stairs leads to the principal bedroom on the second floor.

BEDROOM TWO

8'9" x 12'5" [2.67m x 3.80m]

Fitted wardrobes to one side of the wall, central heating radiator, spotlights and two UPVC double glazed windows to the front.



BEDROOM THREE

6'2" x 11'3" [1.88m x 3.45m]

Currently used as an office space with UPVC double glazed window to the rear, central heating radiator, spotlights and fitted wardrobe.

BEDROOM FOUR

8'7" x 8'1" [2.63m x 2.47m]

UPVC double glazed window to the rear, central heating radiator and spotlights.

SECOND FLOOR LANDING

Doors to bedroom one and the shower room.

BEDROOM ONE

14'6" max x 13'6" [4.43m max x 4.12m]

Fitted wardrobes, central heating radiator, spotlights and UPVC double glazed window.



SHOWER ROOM/W.C.

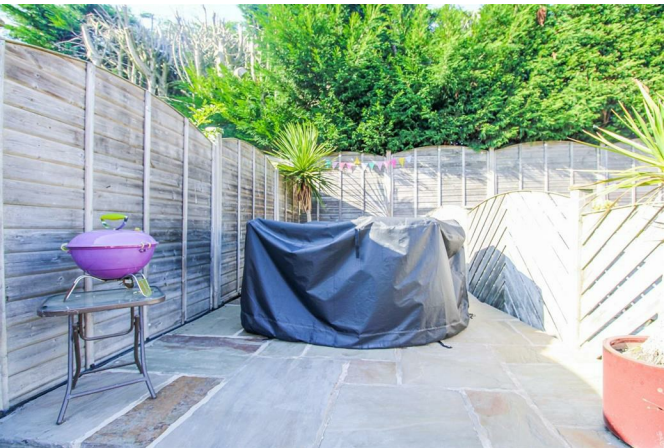
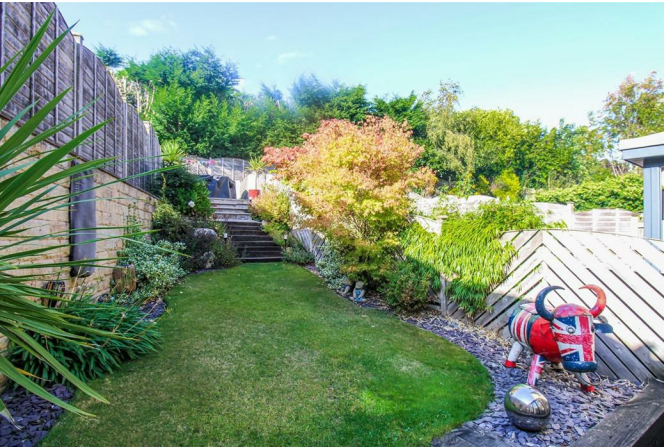
14'5" max x 6'3" [4.41m max x 1.93m]

Three piece suite comprising shower cubicle, low flush w.c. and circular wash hand basin with swan neck mixer tap and tiled splash back. Glass shelving, storage cupboards, tiled flooring, shaver socket point and chrome ladder style radiator.



OUTSIDE

To the front of the property is a low maintenance pebbled area and driveway to the side providing off road parking for one vehicle leading to the garage with up and over door. To the rear is a tiered garden with lawn and steps leading up to a low maintenance paved seating area, surrounded by timber fencing.



COUNCIL TAX BAND

The council tax band for this property is D.

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.