



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



4 Hill Top Road, Flockton, Wakefield, WF4 4DE

For Sale Freehold £235,000

Situated in the sought after village of Flockton is this well proportioned three bedroom semi detached home, benefitting from both front and rear gardens, off road parking, and generous living accommodation throughout. The property is certainly not one to be missed.

The accommodation briefly comprises a welcoming entrance hall with staircase to the first-floor landing and a door leading through to the living room, which in turn provides access to useful understairs storage and the dining room. The dining room leads through to the fitted kitchen, which enjoys access to the rear garden. To the first floor, the landing provides loft access and leads to three well sized bedrooms and the house bathroom, along with an additional storage cupboard. Externally, the front garden is mainly laid to lawn with mature trees and planted borders, while a concrete driveway provides off road parking and leads down the side of the property to a detached shed/workshop, which benefits from power and lighting. The rear garden is predominantly laid to lawn with established shrubs and is fully enclosed by timber fencing, making it ideal for both pets and children.

Flockton is an excellent location for a range of buyers, including first time buyers, professional couples, and growing families. The village offers local shops and schools within walking distance, with a wider range of amenities available in nearby Wakefield and Dewsbury. Regular bus routes run through the village, while train stations in Wakefield and Dewsbury provide direct links to Leeds, Manchester, and London. The M1 motorway is also just a short drive away, ideal for those commuting further afield.

Only a full internal inspection will truly reveal all that this property has to offer, and early viewing is highly recommended to avoid disappointment.

OPEN 7 DAYS A WEEK | RICHARDKENDALL.CO.UK



Zoopla.co.uk **rightmove**





ACCOMMODATION

ENTRANCE HALL

Fitted with a frosted and stained glass UPVC double glazed front door, central heating radiator, staircase to the first floor, and a door providing access to the living room.

LIVING ROOM

12'7" x 14'9" [3.85m x 4.52m]

A door leading through to the dining room, access to understairs storage, coved ceiling with ceiling rose, central heating radiator, UPVC double glazed window to the front elevation, and a gas fireplace with marble hearth and surround with wooden mantel.



DINING ROOM

7'9" x 8'11" [2.38m x 2.72m]

Situated to the rear of the property with a door leading through to the kitchen, and central heating radiator.



KITCHEN

9'8" x 7'5" [2.95m x 2.27m]

Fitted with a range of wall and base units with laminate work surfaces over, stainless steel 1.5 bowl sink with drainer and mixer tap, tiled splashbacks, space and plumbing for a gas cooker and washing machine, integrated fridge freezer, and pull out larder unit. UPVC double glazed window to the side elevation and a composite rear stable door with frosted glass insert.



FIRST FLOOR LANDING

A side facing UPVC double glazed window, storage cupboard, and doors leading to three bedrooms and the house bathroom.

BEDROOM ONE

13'1" x 9'8" [4.01m x 2.95m]

UPVC double glazed window to the front elevation, central heating radiator, and a range of fitted wardrobes and storage units.



BEDROOM TWO

10'7" x 9'10" [3.24m x 3.00m]

UPVC double-glazed window to the rear elevation and central heating radiator.



BEDROOM THREE

6'9" [max] x 8'3" [2.08m [max] x 2.52m]

UPVC double glazed window to the front elevation and central heating radiator.

HOUSE BATHROOM/W.C.

5'11" x 6'3" [1.82m x 1.92m]

Fitted with a frosted UPVC double glazed window to the rear elevation, chrome heated towel rail, low flush w.c., pedestal wash hand basin, panelled bath, and fully tiled walls.



OUTSIDE

The property sits on a generous plot with a substantial garden to the front, mainly laid to lawn with mature trees, iron fencing to one side, and a concrete driveway running alongside the property providing access to the rear. The rear garden is predominantly laid to lawn and incorporates mature shrubs, timber fencing, and a detached timber built shed (3.80m x 1.90m).



COUNCIL TAX BAND

The council tax band for this property is B.

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.