



MALLINSON  
& CO

INNOVATIVE PROPERTY EXPERTS



## Coachgates, Flockton, Wakefield, WF4 4TT

Offers Over £895,000

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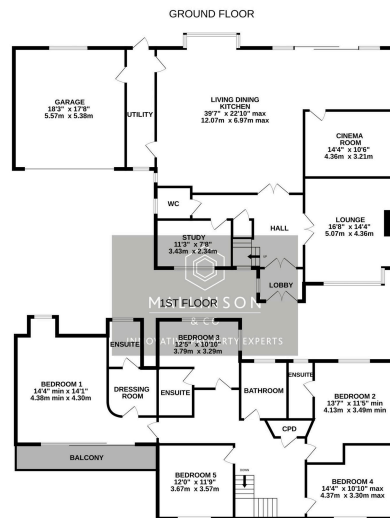
- BESPOKE EXECUTIVE DETACHED
- STUNNING OPEN PLAN KITCHEN/LIVING AREA
- VERSATILE CINEMA ROOM & HOME OFFICE
- NEWLY FITTED CONTEMPORARY BATHROOM
- DOUBLE INTEGRAL GARAGE & AMPLE OFF STREET PARKING
- 5 BEDROOMS
- HIGH QUALITY FITURE & FINISH THROUGHOUT
- 3 EN SUITE BEDROOMS
- BEAUTIFULLY LANDSCAPED GARDENS
- EASY ACCESS TO AMENITIES, SCHOOLING & TRANSPORT LINKS



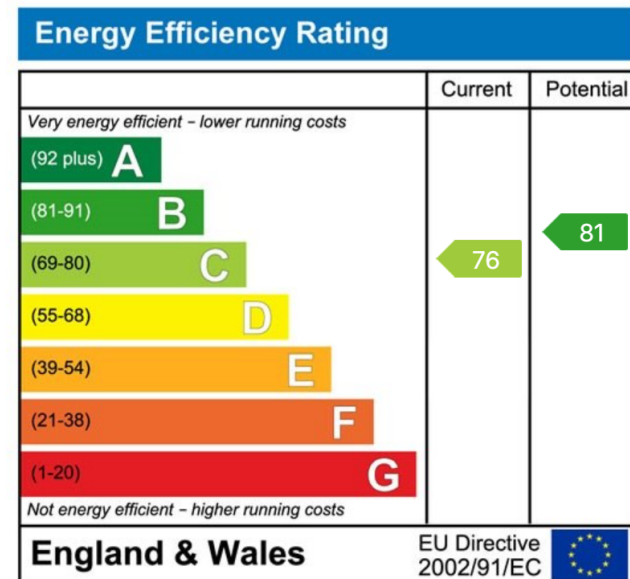




SIMPLY EXCEPTIONAL! ... NESTLED IN A PRIVATE AND SECLUDED POSITION, COACHGATES IS AN OUTSTANDING FIVE BEDROOM DETACHED RESIDENCE, OFFERING BEAUTIFULLY APPOINTED ACCOMMODATION ACROSS TWO FLOORS WITH A WEALTH OF MODERN AND HIGH QUALITY FIXTURES AND FINISHES THROUGHOUT. THIS STUNNING FAMILY HOME BOASTS AN IMPRESSIVE OPEN PLAN KITCHEN, CINEMA ROOM, MULTIPLE EN SUITES, LANDSCAPED GARDENS, AND A DOUBLE INTEGRAL GARAGE, ALL SET AGAINST THE BACKDROP OF PRIVATE, ESTABLISHED GROUNDS. OFFERING STYLE, VERSATILITY, AND PRIVACY, THIS IS A RARE OPPORTUNITY THAT COMES HIGHLY RECOMMENDED FOR INTERNAL INSPECTION.



TOTAL FLOOR AREA: 1408 sq.ft. (130.8 sq.m.) APPROX.  
 Whilst every effort has been made to ensure the accuracy of the figures and descriptions, the measurements of rooms, windows, doors and any other items are approximate and no responsibility is taken for any error, omission or misstatement. The plan is for general guidance only and should be used as a guide only. The prospective purchaser should verify the accuracy of the figures and descriptions by visiting the property and measuring the rooms and any other items themselves. The plan is for general guidance only and should be used as a guide only. The prospective purchaser should verify the accuracy of the figures and descriptions by visiting the property and measuring the rooms and any other items themselves.



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