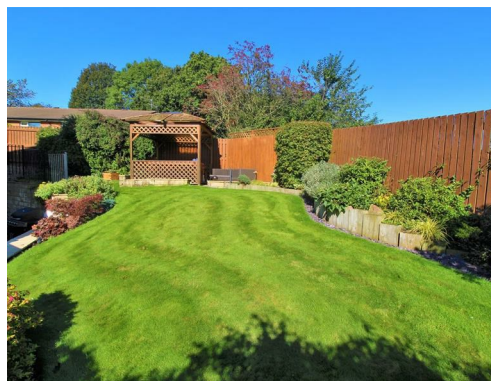
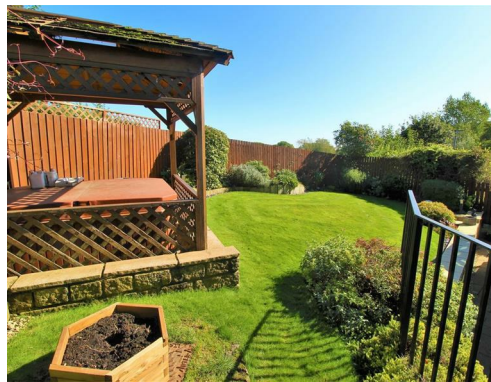


15 Beckside,
Flockton WF4 4SU

OFFERS AROUND
£450,000



HAVING BEEN LOVINGLY LOOKED AFTER, THIS WONDERFUL FOUR / FIVE BEDROOM DETACHED FAMILY HOME BENEFITS FROM SPACIOUS DOWNSTAIRS ACCOMMODATION, MODERN FIXTURES AND FITTINGS, OFF ROAD PARKING, INTEGRAL DOUBLE GARAGE AND PRETTY VIEWS.

FREEHOLD / COUNCIL TAX BAND E / ENERGY RATING C

PAISLEY
PROPERTIES

ENTRANCE HALLWAY 17'2" max x 6'11" max

You enter the property through a part glazed door into this very welcoming entrance hallway which has plenty of space to remove coats and shoes. A handy under-stairs cupboard provides excellent storage for household items, there is wood flooring and doors lead to bedroom five / second reception room, lounge, dining kitchen and garage. A spindled staircase ascends to the first floor landing.

BEDROOM FIVE / SECOND RECEPTION ROOM 11'2" max x 9'5" max

This versatile room which is currently used as a home office could also be used as a guest bedroom or games room and has a large front facing window overlooking the garden. The room is decorated in neutral tones and wood flooring flows in from the entrance hallway.

**LOUNGE 15'4" max x 13'10" max**

Beautifully presented, this superb living room has ample space to house freestanding furniture and has an attractive electric fireplace which creates a nice focal point to the room. There is a side facing obscure glazed window and doors lead to the conservatory and entrance hallway.



CONSERVATORY 19'9" max x 9'4" max

An excellent addition to the property, this conservatory has electric heaters along with underfloor heating throughout and views over the garden from its windows. A patio door opens onto the rear patio.



DINING KITCHEN 9'10" max x 13'0" max

This stunning dining kitchen has been tastefully decorated and is fitted with a range of wood effect wall and base units, contrasting granite work tops with matching up-stands, and a sink and drainer with chrome mixer tap over. Integrated appliances include a dishwasher and a large range cooker which has multiple ovens and a five ring gas hob with modern extractor fan over. A rear facing window overlooks the garden, there are spot lights to the ceiling and black tiled flooring. An opening leads to the dining area and doors lead to the entrance hallway and utility room.



DINING ROOM 9'8" max x 8'3" max

Located off the kitchen, this brilliant formal dining room has lots of space for a family dining table and chairs and enjoys the same views to the rear as the kitchen.



UTILITY ROOM 4'0" max x 6'8" max

This useful utility area has space for a fridge freezer and has doors to the downstairs W.C and dining kitchen. An external door leads out to the side of the property.

DOWNSTAIRS W.C 6'7" max x 2'9" max

Fitted with a low level W.C and pedestal hand wash basin which has separate hot and cold taps. There are white splash backs to the basin and matching tiled flooring flows in from the utility.



FIRST FLOOR LANDING

Stairs ascend from the entrance hallway to the first floor landing which has doors to a dressing area which leads to the master bedroom and en-suite, three other bedrooms and house bathroom. A loft hatch provides access into the loft space and an airing cupboard contains the property's hot water tank.

DRESSING ROOM 10'7" max x 6'10" max



This fantastic dressing area is fitted with mirrored wardrobes and has a front facing window. A door leads to the en-suite and an archway opens to the master bedroom.

MASTER BEDROOM 11'6" max x 12'6" max

This fabulous neutrally decorated master bedroom has an abundance of space for freestanding bedroom furniture. A rear facing window provides stunning views over the garden and fields beyond, and an archway leads back to the dressing area.

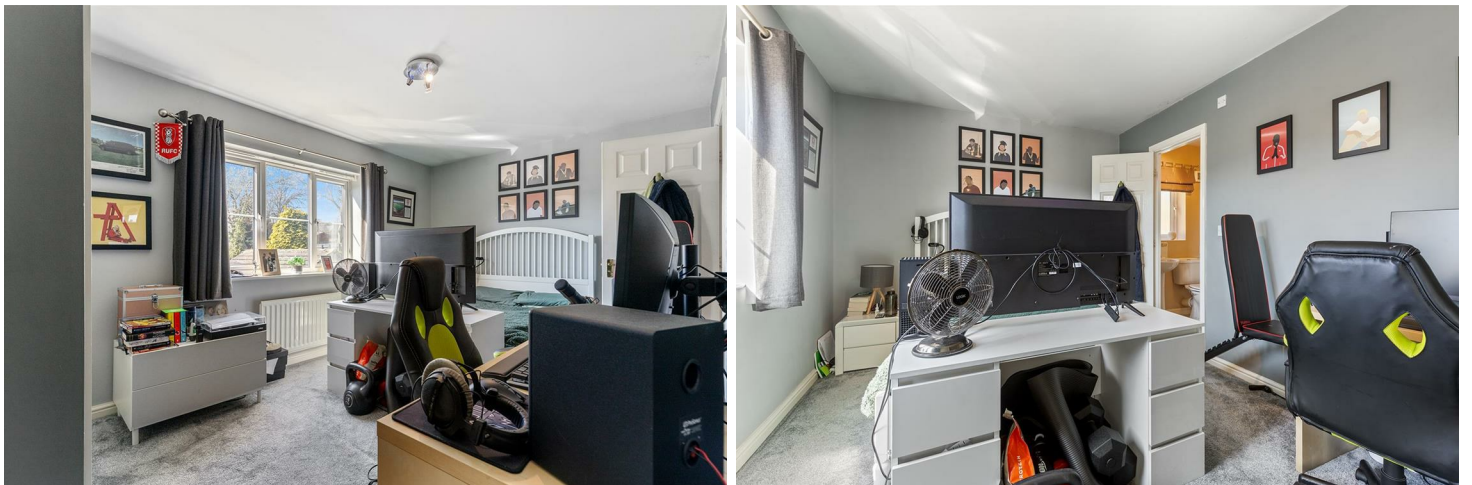


EN-SUITE 6'5" max x 7'0" max

Fitted with a three piece white suite including a double shower cubicle, low level W.C and pedestal hand wash basin. The room is partially tiled with decorative wall tiles, there is a front facing obscure glazed window and black and white tiled flooring. A door leads to the dressing area.

**BEDROOM TWO 15'5" max x 9'6" max**

Another generous double bedroom positioned to the front of the property which has a mirrored fitted wardrobe and neutral decor. Doors lead to the landing and en-suite.

**EN-SUITE 4'2" max x 7'3" max**

Another contemporary shower room which is fitted with a corner shower cubicle, low level W.C and pedestal hand wash basin. There are neutral wall and floor tiles, a side facing obscure glazed window fills the room with light and a door leads back to the bedroom.



BEDROOM THREE 9'7" max x 10'9" max

Also appreciating the gorgeous views to the rear from its window, this excellent bedroom which again is currently used as a home office has a mirrored fitted wardrobe and a door leading to the landing.

**BEDROOM FOUR 10'3" max x 9'8" max**

Situated to the rear of the property, this good sized double bedroom enjoys the same picturesque views as the master and has ample room for freestanding furniture. There is modern decor and a door leads to the landing.



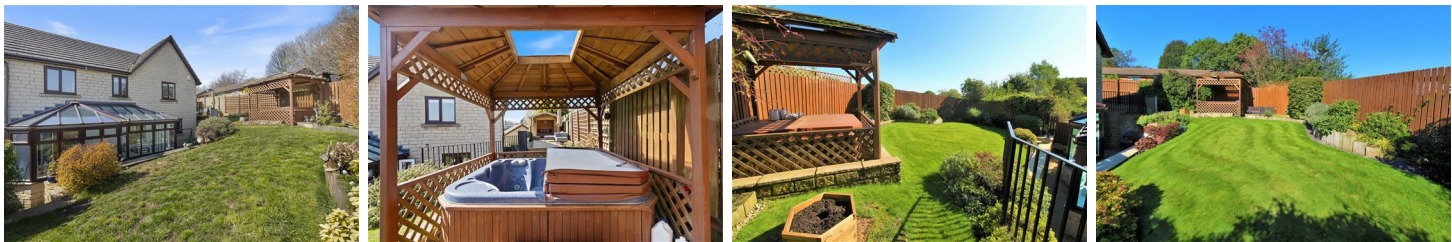
HOUSE BATHROOM 7'3" max x 6'7" max

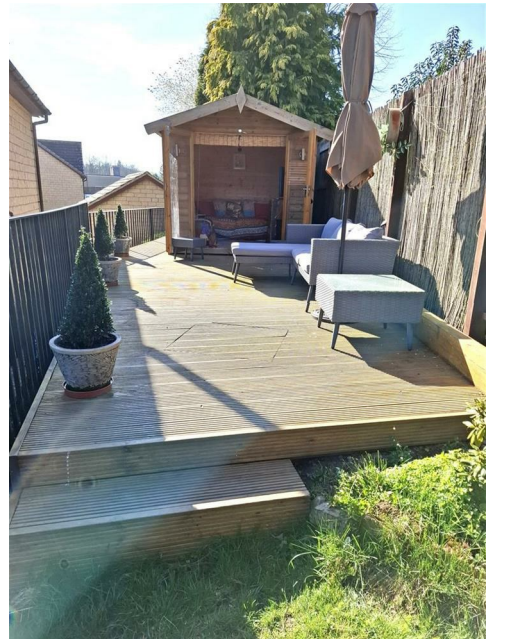
The bathroom is fitted with a three piece white suite including a bath with rainfall style shower over, pedestal hand wash basin with chrome mixer taps and low level W.C. The room is partially tiled with marble affect wall and floor tiles, there is a side facing obscure glazed window and a door leads to the landing.



REAR GARDEN

To the rear of the property there is a stunning, landscaped garden which has a lawn and mature trees, shrubs and plants. A hot tub sits at the top of the garden along with a decking area, perfect for outside seating and leads to a beautiful summer house, and a patio adjoins the property allowing the perfect place to sit and relax on a sunny day.





FRONT, GARAGE AND PARKING

To the front there is a lawned garden with flower beds and off road parking for two or three vehicles which sits in front of an integral double garage which has one up and over door and one electric door, power, light and plumbing for a washing machine and tumble dryer.



MATERIAL INFORMATION

TENURE:
Freehold

ADDITIONAL COSTS:
There are no additional costs associated with the property, shared areas or development.

COUNCIL AND COUNCIL TAX BAND:
Wakefield

PROPERTY CONSTRUCTION:
Standard brick and block

PARKING:
Garage / Driveway

DISPUTES:
There have not been any neighbour disputes

BUILDING SAFETY:
There have not been any structural alterations to the property

PLANNING PERMISSIONS AND DEVELOPMENT PROPOSALS:
There are no known planning applications on neighbouring properties or land and the vendor confirmed they have not received any notices
*Please note we do not check the local planning applications so please do so yourself before proceeding.

UTILITIES:
Water supply - Mains water
Sewerage - Mains
Electricity - Mains
Heating Source - Mains Gas
Broadband - Suggested speeds up to xxx mbps

ENVIRONMENT:
There has not been any flooding, mining or quarrying which has affected the property throughout our vendor's ownership.

PAISLEY MORTGAGES

Mandy Weatherhead at our sister company, Paisley Mortgages, is available to offer clear, honest whole of market mortgage advice. We also run a first time buyer academy to help you prepare in advance for your first mortgage, home-mover and re-mortgage advice. If you would like to speak to Mandy, please contact us on 01484 444188 / 07534 847380 / mandy@paisleymortgages.co.uk to arrange an appointment.

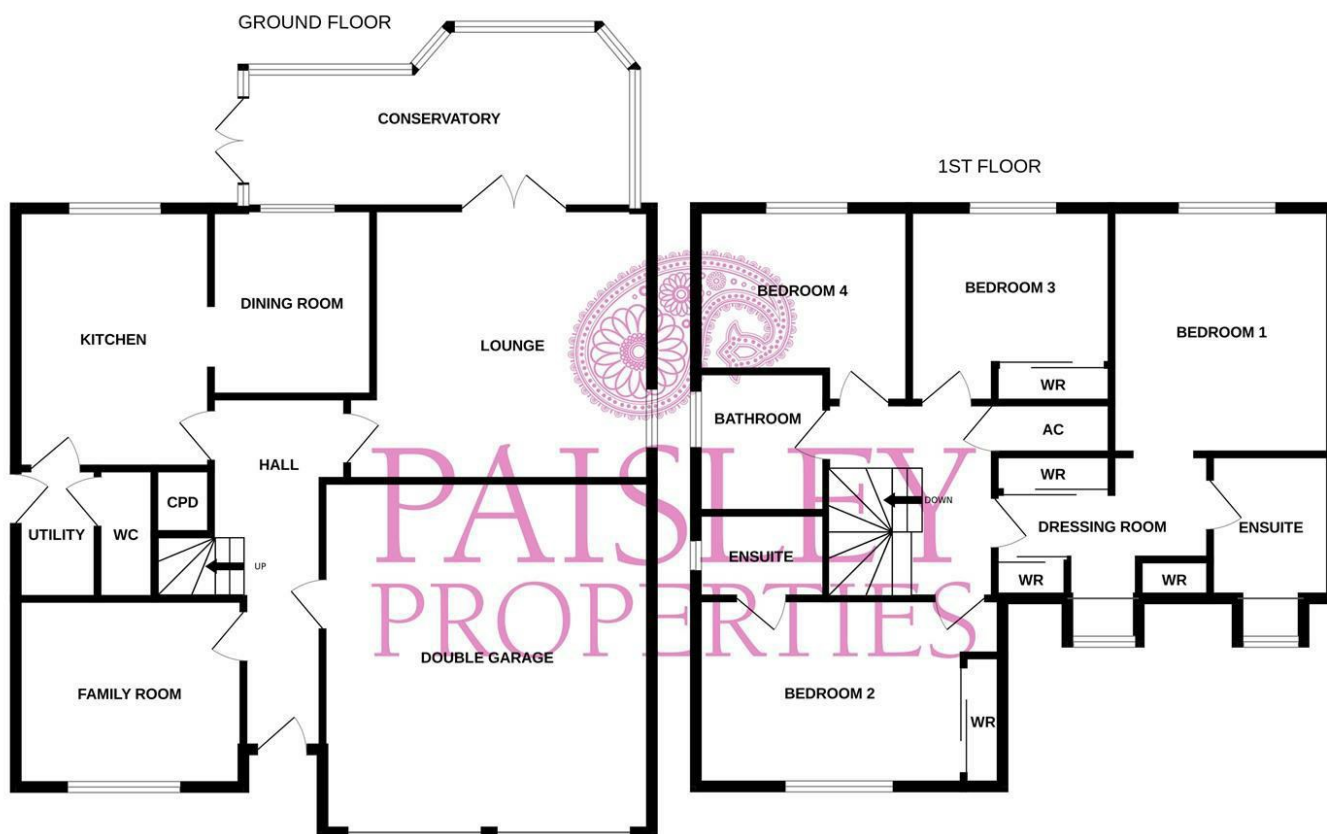
*Your home may be repossessed if you do not keep up repayments on your mortgage. *

PAISLEY PROPERTIES

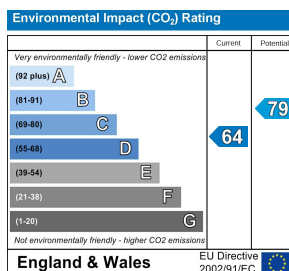
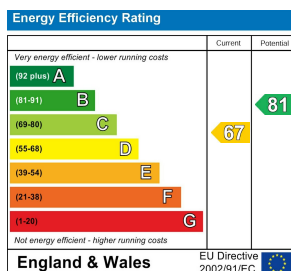
We are available to do appointments up until 8pm Monday to Friday and up until 4pm Saturday and Sunday so please contact the office if you would like to arrange a viewing. We also offer a competitive sales and letting service, please contact us if you would like to arrange an appointment to discuss marketing your property through Paisley, we would love to help.

PAISLEY SURVEYORS

We work alongside Michael Kelly at Paisley Surveyors, who can assist you with any survey requirements on your purchase. We offer 3 levels of survey and can be contacted on 01484 501072 / office@paisley-surveyors.co.uk for a free, no obligation quote or for more information.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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