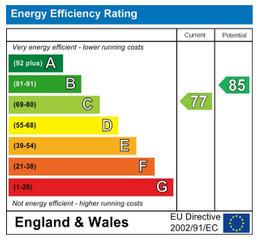

IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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

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Richard Kendall Estate Agent

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NORMANTON 01924 899 870 | PONTEFRACT & CASTLEFORD 01977 798 844

47 Manor House, Flockton, Wakefield, WF4 4AN

For Sale Freehold £560,000

Nestled within a cul de sac on a sought after development in the desirable village of Flockton is this superbly presented four bedroom detached family home, offering spacious and versatile accommodation, multiple reception rooms, ample off road parking, a double garage and a generous enclosed rear garden with far reaching views towards Emley Moor.

The accommodation briefly comprises a welcoming entrance hall with staircase to the first floor, useful understairs storage and access to the living room, sitting room, home office, downstairs WC and impressive kitchen diner. The spacious living room enjoys direct access to the rear garden, whilst the kitchen diner leads through to a utility room and provides access to the side of the property. The utility room in turn offers internal access to the attached double garage, which benefits from an electric up and over door, power, lighting and houses the Worcester boiler. To the first floor, a galleried landing provides access to the loft space via a pull down ladder, a useful airing cupboard housing the hot water cylinder, four bedrooms and the family bathroom. The principal bedroom benefits from its own en suite shower room. Externally, the property benefits from attractive planted borders and a block paved and tarmac driveway providing off road parking for two to three vehicles, leading to the attached double garage. To the rear is a generous enclosed lawned garden with established planted borders, mature trees, a paved patio area ideal for outdoor entertaining, and far reaching countryside views towards Emley Moor.

Flockton is a highly regarded semi rural village, particularly popular with families seeking a balance between countryside living and everyday convenience. Local amenities and schools are within easy reach, whilst a wider range of facilities can be found in nearby Ossett, Dewsbury, Wakefield and Huddersfield. The area is well served by local bus routes, and both Wakefield and Dewsbury railway stations provide direct links to Leeds, Manchester and London. The M1 motorway is also readily accessible, making it an excellent location for commuters.

Combining spacious family accommodation, a desirable village setting and stunning open views, this exceptional home offers an enviable lifestyle opportunity. Only a full internal inspection will truly appreciate all that this impressive property has to offer. An early viewing is highly recommended.

ACCOMMODATION

ENTRANCE HALL
10'0" x 9'8" (3.05m x 2.95m)
Accessed via a composite front entrance door with frosted glazed panel. With central heating radiator, staircase leading to the first floor landing with useful understairs storage, and doors providing access to the living room, sitting room, office, kitchen diner and downstairs WC.

OFFICE
9'0" x 8'0" (2.76m x 2.45m)
UPVC double glazed window to the front elevation, coving to the ceiling and central heating radiator.

W.C.
3'3" x 4'9" (1.01m x 1.45m)
Fitted with a concealed cistern low flush WC and ceramic wash basin set within a vanity unit with storage beneath and mixer tap. Chrome heated towel radiator, LED mirror, extractor fan and full wall tiling.

KITCHEN DINER
19'4" x 10'2" max (5.9m x 3.1m max)
Fitted with a range of modern wall and base units with laminate work surfaces, stainless steel 1.5 bowl sink and drainer with mixer tap, tiled splashbacks, four ring gas hob with extractor hood above, integrated double oven, integrated dishwasher and integrated full size fridge. UPVC double glazed window to the rear elevation, frosted UPVC double glazed side door, central heating radiator, spotlights to the ceiling and door through to the utility room.

UTILITY ROOM
6'3" x 5'4" (1.92m x 1.63m)
Access to the double garage, central heating radiator, extractor fan, UPVC double glazed window to the side elevation and a range of modern wall and base units with laminate work surfaces. Stainless steel sink and drainer with mixer tap, tiled splashbacks and space and plumbing for a washing machine and tumble dryer.

SITTING ROOM
11'5" x 9'10" (3.5m x 3.01m)
UPVC double glazed box window to the rear elevation, coving to the ceiling and central heating radiator.

LIVING ROOM
21'11" x 11'8" (6.7m x 3.57m)
A spacious dual aspect reception room featuring a UPVC double glazed box window to the front elevation and sliding UPVC double glazed patio doors to the rear garden. Central heating radiator and coving to the ceiling.

DOUBLE GARAGE
15'7" x 16'6" (4.75m x 5.05m)
A generous attached double garage with electric up and over door, power and lighting. The Worcester boiler is housed within the garage and there is internal access from the utility room.

FIRST FLOOR LANDING
9'8" x 13'3" (2.95m x 4.05m)
A galleried landing overlooking the entrance hall, with UPVC double glazed window to the front elevation, central heating radiator, loft access via pull down ladder to a boarded loft space, airing cupboard housing the hot water tank and doors leading to four bedrooms and the house bathroom.

BEDROOM ONE
10'6" x 14'9" (3.22m x 4.5m)
UPVC double glazed window to the rear elevation enjoying far reaching rural views, central heating radiator, fitted wardrobes and door leading through to the en suite shower room.

EN SUITE SHOWER ROOM/W.C.
5'6" x 7'10" (1.7m x 2.4m)
Fitted with a shower cubicle with mains fed shower and handheld attachment, pedestal wash basin with mixer tap and low flush WC. Chrome heated towel radiator, frosted UPVC double glazed window to the rear elevation, spotlights to the ceiling, extractor fan, shaving point and full wall tiling.

BEDROOM TWO
10'2" x 14'7" (3.12m x 4.45m)
Dual aspect UPVC double glazed windows to the front and rear elevations, with the rear window enjoying far reaching countryside views. Central heating radiator and fitted wardrobes.

BEDROOM THREE
9'2" x 10'8" (2.8m x 3.26m)
Dual aspect UPVC double glazed windows to the rear and side elevations enjoying attractive rural views, together with a central heating radiator.

BEDROOM FOUR
11'10" x 8'3" (3.63m x 2.52m)
UPVC double glazed window to the front elevation and central heating radiator.

BATHROOM/W.C.
6'2" x 10'2" (1.9m x 3.1m)
Fitted with a panelled bath with mixer tap, pedestal wash basin with mixer tap, low flush WC and separate shower cubicle with mains fed shower and glass screen. Frosted UPVC double glazed window to the side elevation, heated towel radiator, LED mirror, spotlights to the ceiling and full wall tiling.

OUTSIDE
To the front, the property enjoys a low maintenance garden incorporating a tarmac and block paved driveway providing off road parking for two to three vehicles and leading to the attached double garage with electric up and over door. To the rear is a generous enclosed garden incorporating a substantial lawn, planted beds with railway sleeper borders, a mature tree and a paved patio seating area, ideal for outdoor dining and entertaining. The garden enjoys far reaching rural views extending towards Emley Moor and is fully enclosed by timber fencing, making it ideal for both children and pets.

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.