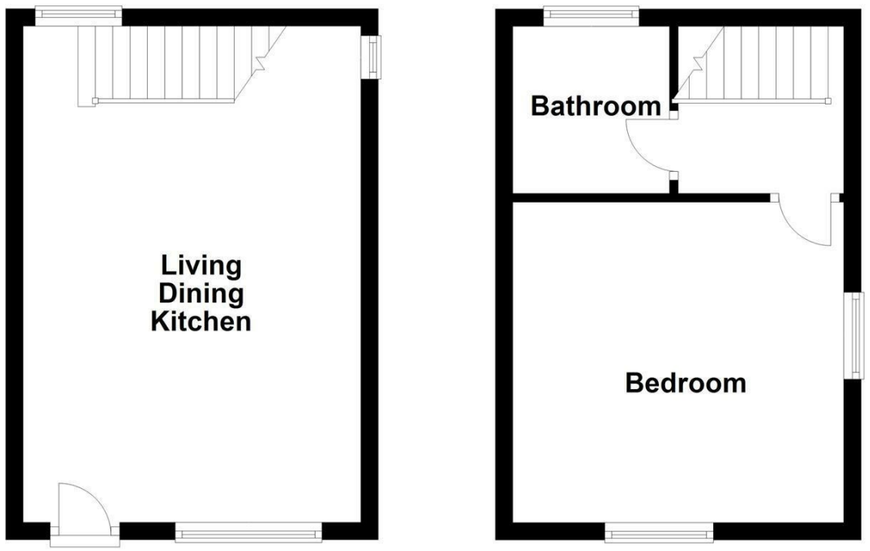
Richard Kendall Estate Agent

WAKEFIELD 01924 291 294 | OSSETT 01924 266 555 | HORBURY 01924 260 022

NORMANTON 01924 899 870 | PONTEFRACT & CASTLEFORD 01977 798 844





37 Barnsley Road, Flockton, Wakefield, WF4 4DW

For Sale Freehold £110,000

Enjoying an attractive position within the popular village of Flockton is this charming and characterful one bedroom cottage, offering well proportioned accommodation and delightful far reaching views across the valley. Benefitting from gas fired central heating, sealed unit double glazed windows and off road parking, the property presents an excellent opportunity for first time buyers, those looking to downsize or investors alike.

The accommodation is approached through a composite entrance door leading directly into a spacious open plan living dining kitchen, providing a welcoming and versatile space for both everyday living and entertaining. To the first floor, the landing provides access to a generously proportioned double bedroom, enjoying attractive elevated views across the valley to the front. A bathroom fitted with a contemporary white suite and chrome fittings completes the accommodation. Externally, the property benefits from a low maintenance garden area to the front, which also provides convenient off road parking.

Situated within the desirable village of Flockton, the property is conveniently positioned for local shops, schools and recreational facilities, with regular bus services providing connections to Wakefield and Huddersfield. The national motorway network is also readily accessible, making the location ideal for those commuting further afield.

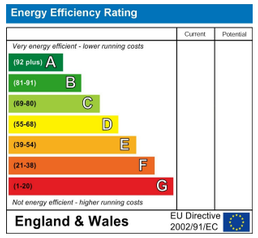
Offering an appealing combination of character, comfortable accommodation and picturesque surroundings, this delightful cottage is certainly worthy of an internal inspection to fully appreciate its charm and potential.

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.



ACCOMMODATION

LIVING DINING KITCHEN
17'8" x 12'1" (5.4m x 3.7m)
Composite front entrance door and double glazed window to the front, further windows to the side and rear. The kitchen area is fitted with a good range of wood grain effect wall and base units with laminate work tops. To the living area is a double central heating radiator and stairs to the first floor.



FIRST FLOOR LANDING
Access to the bedroom and bathroom.

DOUBLE BEDROOM
12'1" x 12'1" (3.7m x 3.7m)
Windows to the front and side, taking full advantage of the views over the valley. Loft access point, feature beam to the ceiling, central heating radiator and built in double fronted cupboard housing the gas fired combination central heating boiler.





BATHROOM/W.C.
6'10" x 5'6" (2.1m x 1.7m)
Frosted window to the rear, part tiled walls and fitted with a three piece white and chrome suite comprising panelled bath with shower over and glazed screen, wall mounted wash basin and low suite w.c. Central heating radiator and feature exposed ceiling beam.



OUTSIDE
To the front the property has a surfaced garden area providing an off street parking space.

COUNCIL TAX BAND
The council tax band for this property is A.

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.