



MALLINSON  
& CO

INNOVATIVE PROPERTY EXPERTS

**Herdwick Road, Flockton, Wakefield, WF4 4FJ**

**£330,000**

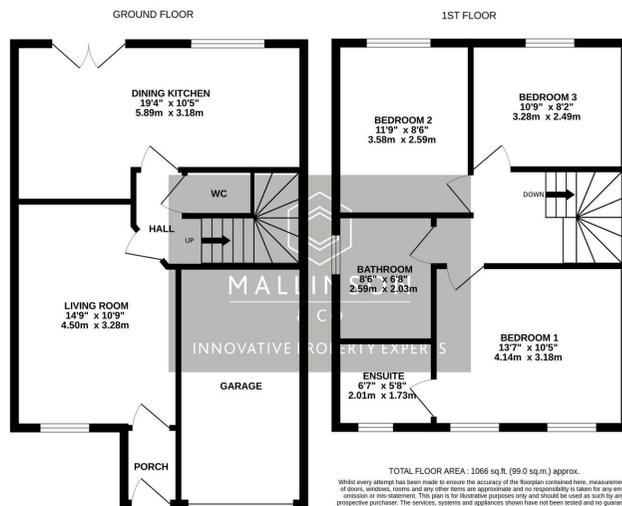
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- DETACHED
- OPEN PLAN KITCHEN
- DOWNSTAIRS W.C.
- INTEGRAL GARAGE & DRIVEWAY
- CLOSE TO LOCAL SERVICES, AMENITIES, SCHOOLING & TRANSPORT LINKS
- 3 BEDROOMS
- BEAUTIFULLY PRESENTED THROUGHOUT
- EN SUITE TO BEDROOM ONE
- LANDSCAPED GARDENS
- SEMI RURAL VILLAGE LOCATION



SIMPLY OUTSTANDING .... LOCATED WITHIN THE SEMI-RURAL AND HIGHLY REGARDED VILLAGE OF FLOCKTON IS THIS BEAUTIFULLY PRESENTED THREE BEDROOM DETACHED HOME, IDEALLY SUITED TO A COUPLE, GROWING FAMILY OR DOWNSIZER. ENJOYING A PEACEFUL CUL-DE-SAC POSITION WITH INTEGRAL GARAGE AND DRIVEWAY, LANDSCAPED GARDENS, OPEN PLAN KITCHEN, EN SUITE TO BEDROOM ONE, AND EXCELLENT TRANSPORT LINKS, THE PROPERTY IS WITHIN WALKING DISTANCE OF THE VILLAGE PUB AND SURROUNDED BY OPEN COUNTRYSIDE. AN EARLY VIEWING IS HIGHLY RECOMMENDED TO FULLY APPRECIATE THE QUALITY, SETTING AND LIFESTYLE ON OFFER.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		94
(81-91) <b>B</b>	83	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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PROPERTY  
EXPERTS**

**Mallinson & Co**

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