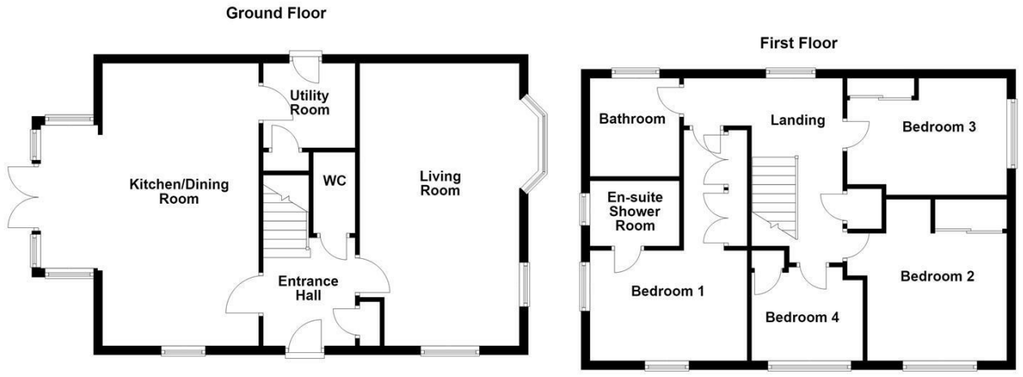
Richard Kendall Estate Agent

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2 Alexandra Lane, Flockton, Wakefield, WF4 4FA

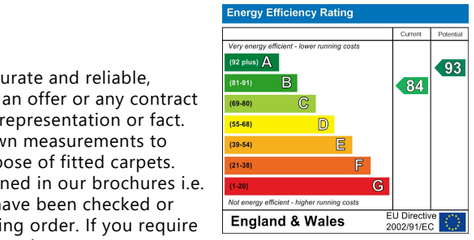
For Sale Freehold O.I.R.O £367,500

Occupying a pleasant corner plot position on a modern residential development is this superbly presented and spacious four bedroom detached family home. Originally built as the David Wilson Homes show home, the property benefits from a high specification throughout, including upgraded kitchen fittings, cupboards and accessories. Offering well proportioned accommodation, an enclosed rear garden, off road parking and a semi detached garage, this impressive property makes an ideal home for a growing family.

The accommodation briefly comprises a welcoming entrance hall, downstairs WC, spacious living room and an impressive open plan kitchen, dining and family room, complemented by a separate utility room. To the first floor, the landing provides access to four well proportioned bedrooms, with the principal bedroom benefitting from a dressing area and en suite shower room. A contemporary family bathroom serves the remaining bedrooms. Externally, a flagged pathway extends around the front and side of the property, complemented by attractive planted borders. To the side is an enclosed lawned garden, providing an ideal space for children, pets and outdoor entertaining. To the rear, a block paved driveway provides off road parking for two vehicles and leads to a semi detached brick built garage with an up and over door.

The property occupies a popular modern development, conveniently positioned close to a range of local amenities, well regarded schools and regular bus routes. Excellent access to the motorway network also makes the property particularly attractive for commuters travelling further afield.

An early viewing is highly recommended to fully appreciate the spacious accommodation, excellent presentation and superb family lifestyle this fantastic home has to offer.



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*

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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

ENTRANCE HALL
A composite entrance door leads into the entrance hall, which has a central heating radiator, staircase leading to the first floor landing and doors providing access to the living room, open plan kitchen dining sitting room and cloakroom cupboard.

W.C.
Fitted with a low flush WC and pedestal wash basin. The room also benefits from a central heating radiator, partially tiled walls, fully tiled flooring and inset ceiling spotlights.

LIVING ROOM
13'2" x 21'1" (4.02m x 6.43m)
A spacious reception room enjoying a dual aspect, with UPVC double glazed windows to the front and side, together with a walk-in bay window to the side elevation. The room also benefits from two central heating radiators.



OPEN PLAN KITCHEN/DINING ROOM
20'11" x 15'9" (6.39m x 4.82m)
A superb contemporary open plan living space, fitted with a range of cream wall and base units with quartz work surfaces over and soft close doors and drawers. The kitchen incorporates a six ring gas hob with extractor hood above, integrated microwave, integrated oven and grill, integrated fridge and freezer, integrated dishwasher and integrated wine cooler. Further features include a quartz breakfast bar, stainless steel sink and drainer, fully tiled flooring, two central heating radiators and inset ceiling spotlights. A UPVC double glazed window overlooks the front elevation, while UPVC double glazed French doors and surrounding windows open onto the side garden.



UTILITY ROOM
5'9" x 6'0" (1.77m x 1.83m)
Fitted with a range of wall and base units with quartz work surfaces over, together with an integrated washing machine and space for a tumble dryer. The room also benefits from fully tiled flooring, inset LED spotlights, access to an under stairs storage cupboard and a composite door leading outside.

FIRST FLOOR LANDING
Provides loft access and has a central heating radiator, UPVC double glazed window overlooking the rear elevation and doors leading to four bedrooms, the house bathroom and the airing cupboard.

BEDROOMN ONE DRESSING AREA
8'3" x 3'3" (2.53m x 1.00m)
A walk-in dressing area with fitted wardrobes along one wall, leading through into the principal bedroom.

BEDROOM ONE
11'8" x 9'3" (3.56m x 2.84m)
A spacious principal bedroom enjoying a dual aspect, with UPVC double glazed windows to the front and side elevations, together with a central heating radiator and access to the en suite shower room.



EN SUITE SHOWER ROOM/W.C
4'3" x 6'10" (1.31m x 2.10m)
Fitted with a modern three piece suite comprising a shower enclosure with mixer shower, low flush WC and pedestal wash basin. The room benefits from fully tiled walls, wood effect flooring, chrome heated towel rail, inset ceiling spotlights and a frosted UPVC double glazed window overlooking the side elevation.



BEDROOM TWO
12'0" x 12'4" (3.67m x 3.76m)
A UPVC double glazed window overlooking the front elevation, central heating radiator and fitted wardrobes with mirrored sliding doors.



BEDROOM THREE
12'4" x 8'8" (3.77m x 2.66m)
A UPVC double glazed window overlooking the side elevation, central heating radiator and fitted wardrobes with mirrored sliding doors.

BEDROOM FOUR
8'7" x 6'10" (2.63m x 2.09m)
A UPVC double glazed window overlooking the front elevation, central heating radiator and access to a useful storage cupboard positioned above the staircase.

BATHROOM/W.C.
Fitted with a modern three piece suite comprising a panelled bath with mixer shower over, low flush WC and pedestal wash basin. The bathroom benefits from fully tiled walls around the bath, partially tiled remaining walls, wood effect flooring, chrome heated towel rail, inset ceiling spotlights and a frosted UPVC double glazed window overlooking the rear elevation.



OUTSIDE
The property occupies an attractive corner position and benefits from a tarmacadam driveway providing off road parking for two vehicles. The driveway leads to a detached brick-built garage with an up-and-over door. There is also an electric vehicle charging point. To the side of the property is an enclosed lawned garden with planted borders, mature trees, shrubs and established greenery.





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

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.