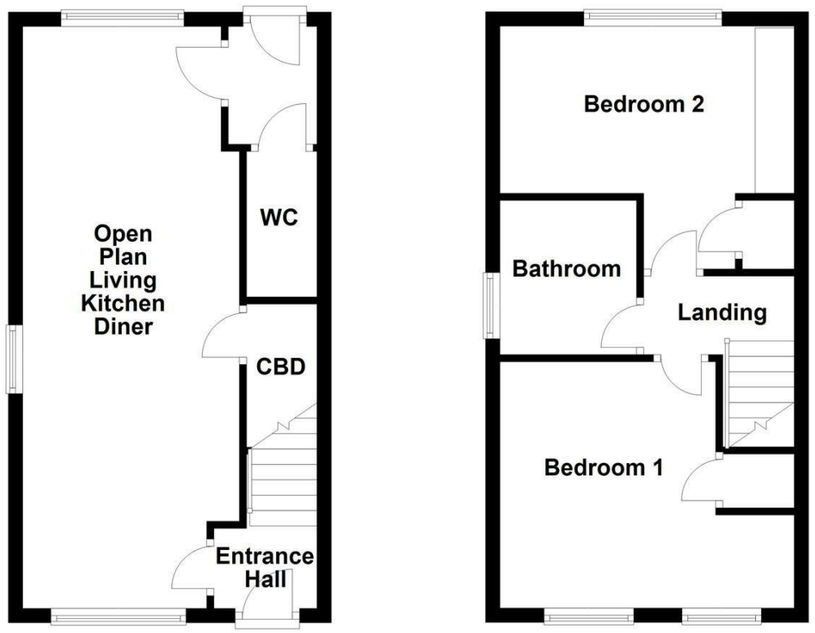
Richard Kendall Estate Agent

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

NORMANTON 01924 899 870 | PONTEFRACT & CASTLEFORD 01977 798 844



Total area: approx. 66.0 sq. metres (710.2 sq. feet)



1 Cropper Grove, Flockton, Wakefield, WF4 4FH

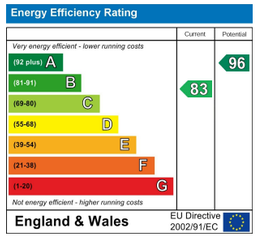
For Sale Freehold 50% Shared Ownership £117,500

A fantastic opportunity to purchase this well presented two bedroom end of terrace property, situated within the sought after village of Flockton and offering well proportioned accommodation, off road parking and an attractive rear garden.

The property is approached via a lawned front garden with a paved pathway leading to the entrance, alongside a tandem driveway providing off road parking for two vehicles. Internally, the accommodation comprises an entrance hall with staircase to the first floor and access into a spacious open plan living kitchen diner. This versatile space benefits from windows to multiple aspects and provides access to a useful understairs storage cupboard and a rear entrance hall, which in turn leads to a modern downstairs WC. To the first floor, the landing provides access to two double bedrooms, with bedroom two benefitting from fitted wardrobes and bedroom one featuring a useful storage cupboard. A contemporary three piece house bathroom serves the accommodation. Externally, the rear garden is West facing and is mainly laid to lawn and incorporates paved pathways, offering a pleasant and enclosed outdoor space, ideal for both relaxation and entertaining.

Flockton is a popular semi rural village, offering a peaceful setting whilst remaining close to local amenities and well regarded schools. The area is well served by bus routes providing access to Wakefield and Huddersfield, with the M1 motorway also within easy reach, making it ideal for commuters.

Only a full internal inspection will fully appreciate the space and setting this home has to offer. Early viewing is highly recommended.



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

ENTRANCE HALL
Accessed via a composite front entrance door, with central heating radiator and staircase with handrail leading to the first floor landing. Door through to the open plan living kitchen diner.

OPEN PLAN LIVING KITCHEN DINER
9'10" x 26'6" (3.01m x 8.09m)
A spacious triple aspect room with UPVC double glazed windows to the front, side and rear, creating a light and airy space. The kitchen area is fitted with a range of wall and base units with laminate work surfaces and upstands, stainless steel sink and drainer with mixer tap, space and plumbing for a washing machine, space for a freestanding oven and grill and space for a large fridge freezer. Two central heating radiators, access to understairs storage cupboard and door through to the rear entrance hall.





REAR ENTRANCE HALL
Composite door leading out to the rear garden, central heating radiator and door to the downstairs WC.

W.C.
4'8" x 3'4" (1.44m x 1.02m)
Fitted with a low flush WC and pedestal wash basin with tiled splashback, central heating radiator and extractor fan.



FIRST FLOOR LANDING
Provides access to two bedrooms and the house bathroom.

BEDROOM ONE
11'3" x 13'5" (3.44m x 4.10m)
Two UPVC double glazed windows to the front, central heating radiator and feature timber clad wall.



BEDROOM TWO
11'1" x 11'4" (3.38m x 3.46m)
UPVC double glazed window to the rear, central heating radiator, fitted wardrobes with sliding doors and additional built in storage, with loft access.



BATHROOM/W.C.
6'2" x 7'0" (1.89m x 2.15m)
Fitted with a three piece suite comprising panel bath with glass screen and shower over, pedestal wash basin and low flush WC. Fully tiled walls, chrome ladder style radiator, extractor fan and frosted UPVC double glazed window to the side.



OUTSIDE
To the front, there is an attractive lawned garden with a tarmac driveway providing off road parking for two vehicles and a paved pathway leading to the entrance. To the rear, the West facing garden is enclosed and designed for low maintenance, with paved pathways, pebbled borders and a lawned section. There is a timber gate for access, along with an outside hot/cold tap and external lighting.

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

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.