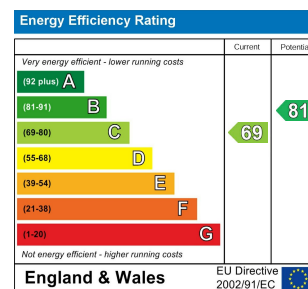
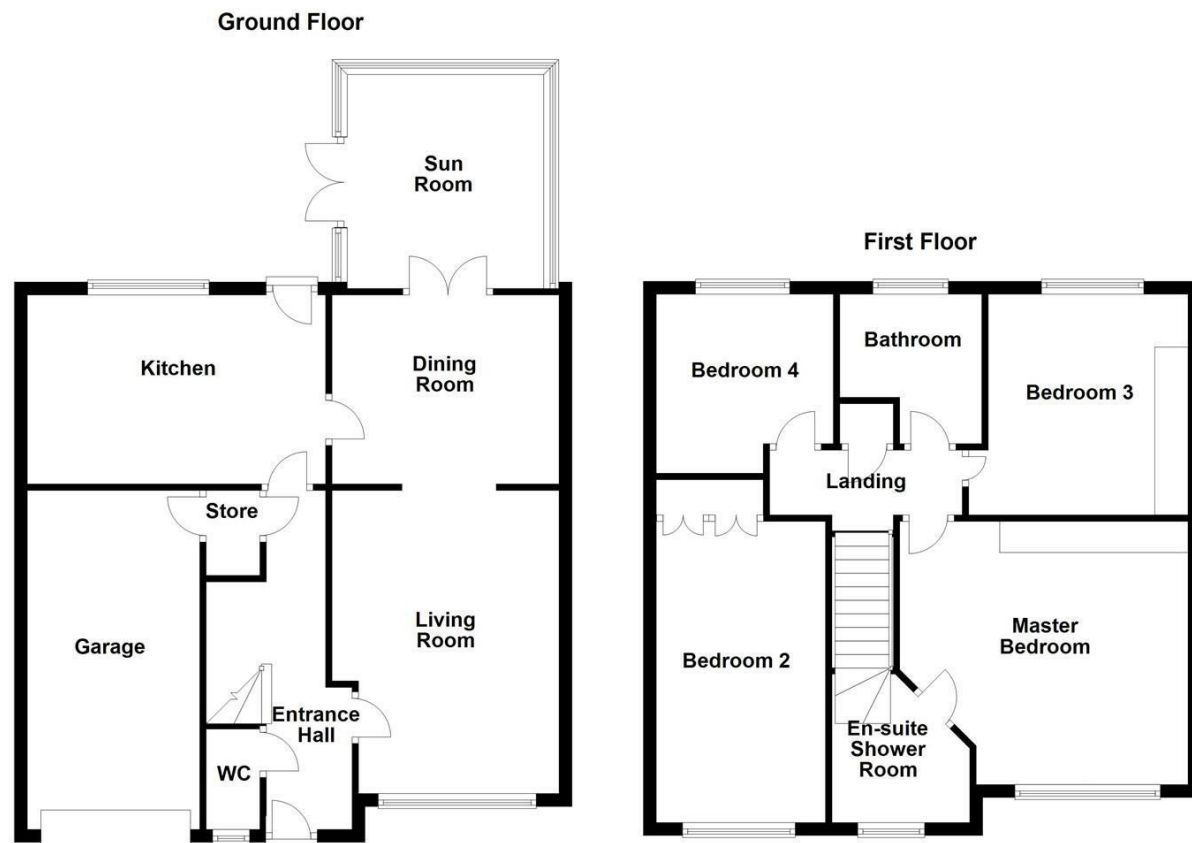




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**IMPORTANT NOTE TO PURCHASERS**  
 We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any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

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 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.



### 3 Manordale Close, Flockton, Wakefield, WF4 4SX For Sale Freehold Offers In The Region Of £415,000

Located on a modern and attractive development and enjoying a tucked away position is this four bedroom detached family home benefitting from three reception rooms, ample off road parking with integral garage and a landscaped rear garden enjoying stunning valley views.

With UPVC double glazing and gas central heating, the property fully comprises of entrance hall, downstairs w.c., kitchen/diner, spacious living room with archway to the separate dining room, sun room and store room leading to the integral single garage. The first floor landing leads to four bedrooms with the principal bedroom boasting en suite shower room and three piece suite house bathroom/w.c. Outside to the front of the property there is a double tarmac driveway providing ample off road parking and a paved pathway running down the left hand side with timber gate accessing the enclosed rear garden. Within the rear garden there is a large Indian stone paved patio area with an attractive lawned garden split by two timber decked patio areas, enclosed by timber panelled surround fences. The rear garden enjoys stunning uninterrupted open aspect valley views.

The property itself is located within the semi rural location of Flockton, close to local amenities and schools within the surrounding area. Main bus routes run to and from Wakefield and Huddersfield. The M1 motorway is only a short distance away, perfect for the commuter looking to travel further afield.

Only a full internal inspection will reveal all that's on offer at this quality home and an early viewing comes highly recommended.



## ACCOMMODATION

### ENTRANCE HALL

Composite front entrance door leads into the entrance hall. Kardean flooring, staircase with handrail leading to the first floor landing, coving to the ceiling, inset spotlights to the ceiling, central heating radiator and doors providing access to the living room, kitchen/diner, store room and downstairs w.c.

### W.C.

Low flush w.c., wash basin with chrome swan neck mixer tap built into laminate work surface over and vanity cupboard below, Kardean flooring, central heating radiator and UPVC double glazed frosted window to the front aspect.

### LIVING ROOM

10'2" (min) x 11'3" (max) x 15'5" (3.12m (min) x 3.43m (max) x 4.71m)

Coving to the ceiling, inset spotlights to the ceiling, central heating radiator, UPVC double glazed window overlooking the front aspect and living flame effect gas fire on a marble hearth with marble matching interior and decorative surround. Feature archway providing access into the dining room.



### DINING ROOM

9'3" x 11'3" (2.82m x 3.43m)

Coving to the ceiling, central heating radiator, set of UPVC double glazed French doors leading into the sun room and timber door providing access into the kitchen/diner.

### SUN ROOM

11'1" x 10'11" (3.40m x 3.35m)

UPVC double glazed windows on all three sides with uninterrupted far reaching countryside and woodland views across the valley, downlights built into the surround and pitch sloping ceiling with inset spotlights within. Laminate flooring, central heating radiator, set of UPVC double glazed French doors leading into the landscaped rear garden.



### KITCHEN/DINER

16'2" x 9'7" (4.93m x 2.93m)

Range of wall and base units with laminate work surface over and tiled splash back above, 1 1/2 stainless steel sink and drainer with mixer tap, downlights built into the wall cupboards, integrated dishwasher, integrated fridge/freezer, integrated double oven and grill with four ring gas hob, stainless steel splash back and cooker hood over. Fully tiled floor, central heating radiator, coving to the ceiling, UPVC double glazed window overlooking the stunning rural views and composite door leading out to the rear garden.

### STORE ROOM

Door providing access into the integral single garage.

### INTEGRAL GARAGE

8'9" x 16'10" (2.69m x 5.14m)

Space and plumbing for a washing machine and dryer, wall and base units with laminate work surface over, electric up and over door, power and light within. Central heating radiator and condensing boiler housed in the garage.

### FIRST FLOOR LANDING

Loft access, central heating radiator and doors providing access to four bedrooms, house bathroom and airing cupboard with fixed shelving above.

### BEDROOM ONE

13'5" x 14'6" (4.09m x 4.42m)

UPVC double glazed window overlooking the front elevation, inset spotlights to the ceiling, central heating radiator and a range of fitted wardrobes to one wall. Door providing access into the en suite shower room.



### EN SUITE SHOWER ROOM/W.C.

7'4" x 6'3" (2.25m x 1.93m)

Three piece suite comprising curved corner shower cubicle with glass sliding door and mixer shower, low flush w.c. and wash basin with chrome mixer tap, high gloss vanity cupboards below. Fully tiled walls and floor, chrome ladder style radiator, UPVC double glazed frosted window overlooking the front elevation, extractor fan and inset spotlights to the ceiling.

### BEDROOM TWO

14'11" x 9'4" (4.56m x 2.86m)

UPVC double glazed window overlooking the front elevation, central heating radiator, inset spotlights to the ceiling and two double fitted wardrobes.



### BEDROOM THREE

11'3" x 10'3" (3.45m x 3.13m)

UPVC double glazed window overlooking the rural views, central heating radiator and fitted double wardrobe with fitted dressing table.



### BEDROOM FOUR

8'2" (min) x 10'2" (max) x 9'7" (2.51m (min) x 3.11m (max) x 2.94m)

UPVC double glazed window overlooking rural views to the rear elevation, central heating radiator and inset spotlights to the ceiling.

### BATHROOM/W.C.

8'2" x 10'7" (max) x 4'9" (min) (2.50m x 3.23m (max) x 1.47m (min))

Three piece suite comprising panelled bath with swinging glass shower screen, two taps and separate mixer shower over, wash basin with chrome mixer tap built into high gloss vanity drawers below and low flush w.c. Part tiled walls, extractor fan, Kardean flooring and UPVC double glazed frosted window overlooking the rear elevation and chrome ladder style radiator.



### OUTSIDE

To the front of the property there is a double tarmac driveway providing ample off road parking with an attractive lawned front garden and an Indian stone paved pathway under a covered porch. To the left of the property is a paved pathway leading through a timber gate accessing the enclosed rear garden and to the rear is a paved pathway leading to a timber lean-to shed providing useful storage with door to the front and rear. Within the rear garden there is a large Indian stone paved patio area, perfect for entertaining and dining purposes, enjoying the far reaching valley views to the rear of the property. There is are solid railway sleeper steps leading into an attractive lawned garden with two timber decked patio areas, one in each corner of the garden with planted borders surrounding, enclosed by timber panelled surround fences on all three sides.



### WHY SHOULD YOU LIVE HERE?

What our vendor says about their property:

"Very close to 'off road' public footpaths providing many wonderful countryside walks. Yards away from a small children's playground and a short walk to the local park and duck pond. Very quiet and private 'side road' area with virtually no passing traffic."

### 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.