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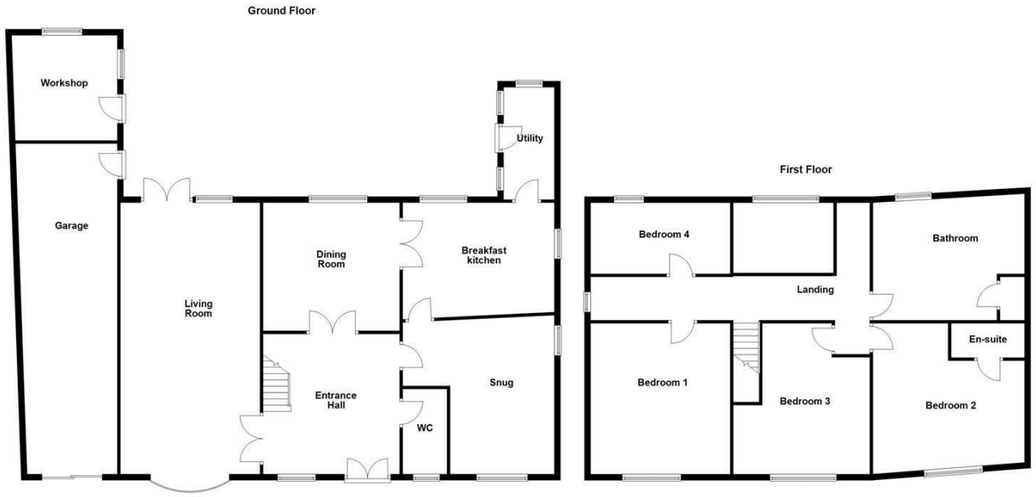


Little Hurst House, Common End, Flockton, WF4 4DB

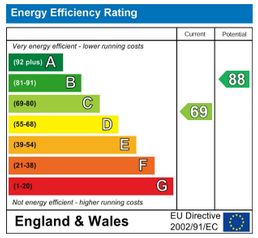
For Sale Freehold £695,000

Little Hurst House presents a rare opportunity to acquire a substantial four bedroom detached character residence, occupying a generous plot in the highly sought after village of Flockton. Surrounded by open countryside and enjoying breathtaking far reaching views across rolling fields towards Emley Moor, this exceptional home combines period charm with versatile family living in a truly idyllic setting.

The accommodation is approached via stone steps leading to a timber entrance door, opening into an impressive reception hall with a feature timber staircase rising to the first floor. From here, access is provided to the spacious living room, downstairs WC and a stunning dining area, where floor to ceiling windows frame the surrounding countryside and flood the room with natural light. The breakfast kitchen is fitted with a comprehensive range of units and integrated appliances, creating a sociable hub of the home. Leading from the hall and kitchen is a cosy snug featuring a multi fuel burning stove. In addition there is a useful pantry and separate utility room provide additional practicality. The utility room offers direct access to both the stone patio and rear garden. To the first floor, a galleried landing incorporates a study area and leads to four well proportioned bedrooms, with bedroom two benefitting from en suite facilities. Completing the first floor is a beautifully appointed family bathroom. Externally, the property benefits from an attached stone built tandem garage with electric roller door, together with a versatile workshop ideal for use as a home office, studio, playroom or hobby room. The beautifully landscaped south facing rear garden features a stone flagged patio, extensive lawn, wildlife pond and established planting, all enjoying uninterrupted countryside views towards Emley Moor and providing an exceptional space for outdoor living and entertaining.

Flockton is a highly desirable semi rural village offering a range of local amenities including well regarded public houses and a school, whilst remaining conveniently positioned for access to Wakefield, Huddersfield and the M1 motorway network. The surrounding countryside provides an abundance of scenic walks and outdoor pursuits right on the doorstep.

Offered for sale with no onward chain and vacant possession, Little Hurst House represents a unique opportunity to acquire a substantial family home in one of the area's most picturesque and sought after locations. Only a full internal inspection will truly appreciate the character, space and stunning setting this exceptional property has to offer. An 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
Carpeted flooring, a central heating radiator, timber double doors leading into the dining room, door to the downstairs w.c., a staircase to the first floor landing, oak double doors leading into the lounge and an additional central heating radiator.

LIVING ROOM
29'10" x 14'6" (9.10m x 4.43m)
A spacious reception room featuring carpeted flooring, UPVC double glazed patio doors leading out to the rear garden, central heating radiators, exposed oak beams and ceiling spotlights. There is a UPVC double glazed bay window with seating area overlooking the front elevation and a wood burning stove with stone feature surround.

W.C.
9'9" x 4'1" (2.99m x 1.27m)
Accessed from the reception hall and fitted with carpeted flooring, a frosted UPVC double glazed window to the front elevation, a two-in-one combination hand wash basin with hot and cold taps and low flush W.C. with tall splashback surround, together with a chrome towel rail.

SNUG
11'2" x 14'7" (3.41m x 4.46m)
Carpeted flooring, a central heating radiator, UPVC double glazed windows to both the front and side elevations, a wood burning stove with stone feature surround and exposed ceiling beams.

KITCHEN/DINER
16'2" x 11'10" (4.93m x 3.62m)
Fitted with a range of wall and base units with laminate work surfaces and tiled splashbacks. The room benefits from LVT flooring, ceiling spotlights, integrated double oven, ceramic sink with mixer tap and drainer, UPVC double glazed window overlooking the rear garden and a central island incorporating a five ring gas hob. There is also an integrated Bosch dishwasher, integrated fridge and access through double doors to the dining room, an oak barn door to the utility room, hatch to the snug and a door to the pantry.

UTILITY ROOM
5'3" x 12'9" (1.61m x 3.90m)
Fitted with carpeted flooring, central heating radiator, UPVC double glazed windows to the side and rear elevations and a UPVC door leading out to the rear patio. There is space and plumbing for a washing machine, a Belfast sink with mixer tap, space for an American style fridge freezer and ceiling spotlights.

DINING ROOM
13'9" x 11'8" (4.21m x 3.57m)
Double storey room with gallery upstairs. Accessed through oak double doors from the hall and kitchen, featuring oak effect laminate flooring, floor-to-ceiling UPVC double glazed windows overlooking the rear garden and ceiling spotlights.

FIRST FLOOR LANDING/STUDY AREA
The landing incorporates a study area with full fibre broadband, original floorboards, ceiling spotlights, a central heating radiator and views through large double storey window to garden and countryside. Providing access to all four bedrooms and the house bathroom.

BEDROOM ONE
14'7" x 14'5" (4.46m x 4.41m)
Carpeted flooring, central heating radiator, UPVC double glazed window to the front elevation, pedestal wash basin with hot and cold taps and ceramic sink, together with an original exposed beam to the ceiling.

BEDROOM TWO
14'7" x 13'8" (4.46m x 4.19m)
Carpeted flooring, central heating radiator, UPVC double glazed window to the front elevation, original ceiling beam, a range of fitted wardrobes and access into the en suite shower room.

EN SUITE SHOWER ROOM/W.C.
7'3" x 4'8" (2.21m x 1.43m)
Fitted with a low flush W.C., hand wash basin set within fitted storage units with ceramic sink and tiled splashback, corner shower cubicle with mixer shower and overhead attachment, extractor fan, ceiling spotlights and floor-to-ceiling tiling around the shower area.

BEDROOM THREE
15'1" x 14'7" (4.61m x 4.47m)
A generous bedroom with carpeted flooring, original exposed beam, UPVC double glazed window to the front elevation and under-stairs storage space.

BEDROOM FOUR
14'8" x 8'2" (4.49m x 2.50m)
Carpeted flooring, central heating radiator, UPVC double glazed window overlooking the rear elevation with countryside views and space for a double bed.

BATHROOM/W.C.
5'11" x 6'0" (1.81m x 1.83m)
UPVC double glazed window overlooking the garden, central heating radiator, low flush W.C., pedestal wash basin and panelled bath with mixer tap and shower attachment. Cupboard with hot water cylinder and storage, loft access via fixed loft ladder to full house length access and lighting in situ.

OUTSIDE
Externally, the property benefits from pedestrian and vehicular access. Previous owners have utilised the front area for parking. To the rear is a superb south facing garden incorporating a two-tier stone patio area with stone pathways and steps leading to a larger-than-average lawned garden. The garden is enclosed by stone walls and enjoys uninterrupted countryside views over surrounding farmland. There is also a pond with rockery feature.

TANDEM GARAGE
Attached stone-built garage fitted with an electric roller door, concrete flooring, exposed stone walls, loft space providing excellent storage potential, UPVC double glazed window to the side elevation and a UPVC door leading out to the rear garden. Will accommodate two/three vehicles.

WORKSHOP
11'3" x 11'6" (3.43m x 3.53m)
Fitted with carpeted flooring, power and lighting, UPVC entrance door and UPVC double glazed windows to the side and rear elevations. The space could be utilised as a workshop, home office, playroom or summer house.

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

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.