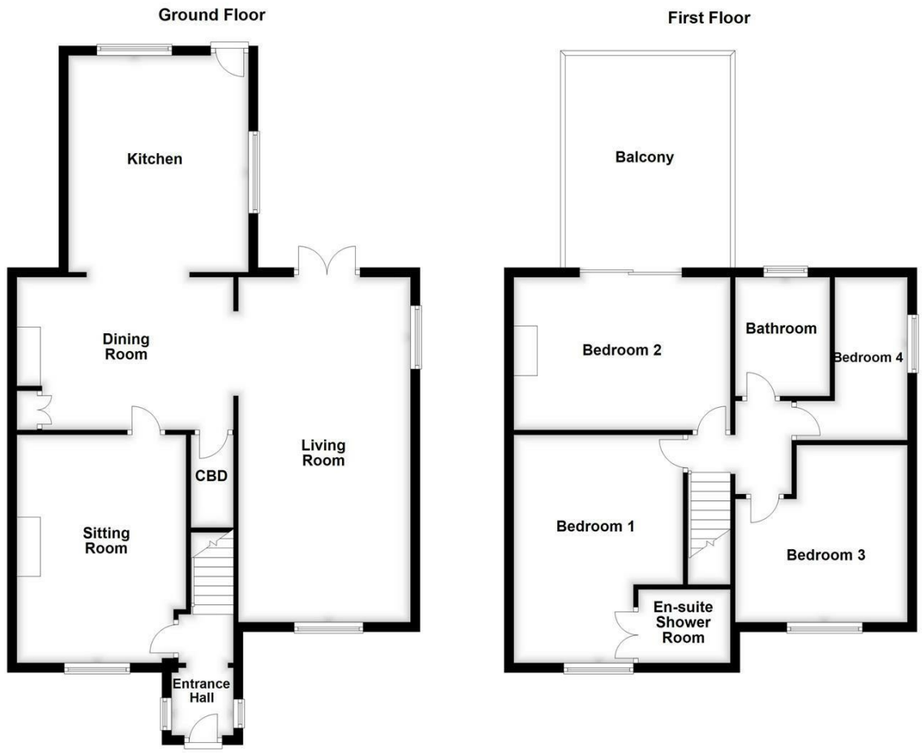
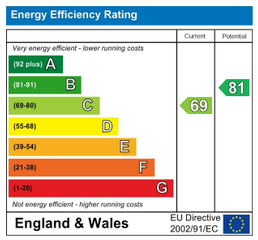




IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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

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

28 Haigh Lane, Flockton, Wakefield, WF4 4BZ

For Sale Freehold Guide Price £430,000 - £450,000

A superb opportunity to purchase this four bedroom end terrace house enjoying a double storey side extension benefitting from three reception rooms, ample off road parking and a landscaped rear garden with far reaching rural views.

The property briefly comprises of entrance hall, sitting room, dining room, modern fitted kitchen and living room. The first floor landing leads to four bedrooms (bedroom one with en suite facilities) and the house bathroom/w.c. Outside to the front is a paved driveway providing off road parking for two vehicles. To the rear is an enclosed garden with timber decked patio and extensive paved patio area. Double cast iron gates provide access to an enclosed attractive lawned garden with mature trees and open aspect aspect fields behind.

The property enjoys a rural location within close proximity to the local amenities located in Overton, Flockton and Middlestown. The M1 motorway is only short distance away, perfect for the commuter looking to travel further afield yet still enjoy a tranquil location.

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, fully tiled floor, central heating radiator, UPVC double glazed windows to the sides and staircase to the first floor landing. Solid wooden door leading into the sitting room.

SITTING ROOM
11'8" x 15'9" (3.57m x 4.82m)
Yorkshire flagged floor, UPVC double glazed window overlooking the front aspect, central heating radiator and solid wooden door providing access into the dining room.

DINING ROOM
10'7" x 15'1" (3.24m x 4.62m)
Feature archway into the living room and further archway into the kitchen. Fully tiled floor, central heating radiator, inset spotlights to the ceiling, built in double doored storage cupboard, fireplace with Yorkshire solid stone surround and marble hearth. Solid wooden door to the understairs storage cupboard with access to the cellar.

KITCHEN
12'11" x 12'5" (3.96m x 3.80m)
Range of modern fitted wall and base units with laminate work surface over and laminate upstanding above, stainless steel sink and drainer with swan neck mixer tap, integrated dishwasher, space for a washing machine, Range cooker with five ring gas hob, splash back and cooker hood. Contemporary radiator, fully tiled floor, wall mounted combi condensing boiler, inset spotlights to the ceiling, UPVC double glazed rear door and UPVC double glazed windows to the rear and side.

LIVING ROOM
11'10" x 23'11" (3.63m x 7.31m)
Solid wooden floor, UPVC double glazed windows to the side and front, UPVC double glazed French doors to the rear and two central heating radiators.

FIRST FLOOR LANDING
Doors to four bedrooms and the house bathroom. Loft access and central heating radiator.

BEDROOM ONE
11'10" (max) x 8'3" (min) x 15'10" (3.61m (max) x 2.53m (min) x 4.83m)
Loft access, central heating radiator and double timber doors to the en suite shower room.

EN SUITE SHOWER ROOM/W.C.
6'5" x 4'11" (1.98m x 1.52m)
Walk in shower cubicle with electric shower, low flush w.c. Central heating radiator and wall mounted extractor fan. Fully tiled walls and floor.

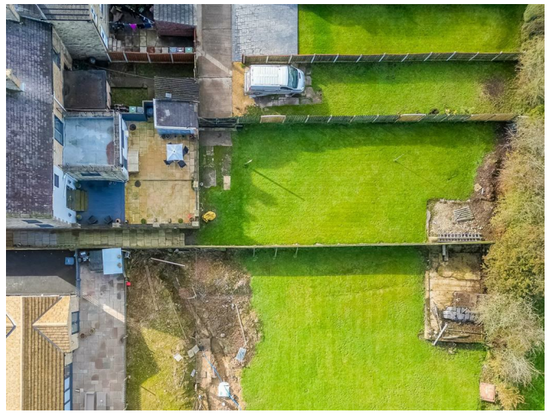
BEDROOM TWO
10'10" x 15'3" (3.31m x 4.65m)
Central heating radiator, UPVC double glazed sliding patio doors providing access onto an elevated balcony with cast iron railings surrounding enjoying the open aspect valley views beyond.

BEDROOM THREE
8'6" (min) x 12'0" (max) x 12'0" (2.60m (min) x 3.68m (max) x 3.68m)
UPVC double glazed window overlooking the front elevation and central heating radiator.

BEDROOM FOUR
7'7" (max) x 4'11" (min) x 11'4" (2.33m (max) x 1.52m (min) x 3.47m)
UPVC double glazed window overlooking the side elevation and central heating radiator.

BATHROOM/W.C.
8'2" x 6'7" (2.51m x 2.02m)
Larger than average panelled bath with chrome mixer tap and pull out chrome shower attachment, low flush w.c. and pedestal wash basin with mixer tap. Part tiled walls, fully tiled floor, chrome ladder style radiator, wall mounted extractor fan and UPVC double glazed window overlooking the rear elevation.

OUTSIDE
To the front is paved driveway providing ample off road parking for two vehicles and paved pathway leading through a timber gate accessing the rear garden. Within the rear garden is a timber decked patio and extensive paved patio area, completely enclosed by stone walls and cast iron railings. Double cast iron gates provide access to an enclosed attractive lawned garden with mature trees and open aspect aspect fields behind.



PLEASE NOTE
The property has a shared septic tank.

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.

WHY SHOULD YOU LIVE HERE?
What our vendor says about their property:
"This has been our family home for the past 38 years and we have loved living here. It is in a lovely peaceful location and although it is quite rural we aren't far from amenities. We can highly recommend the schools in the area as our own children attended them. We are only leaving here as we feel it is time for some life changes."