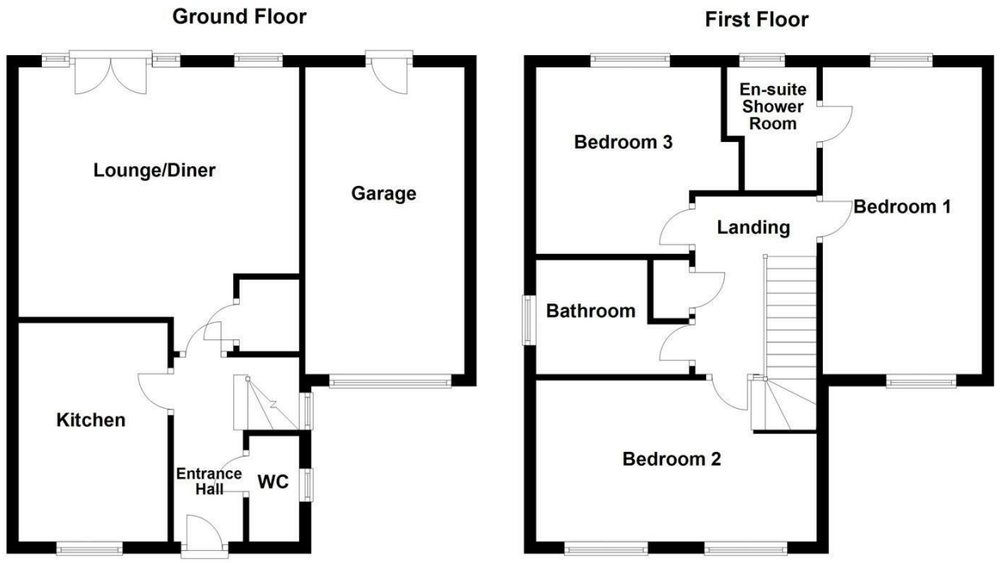
WAKEFIELD 01924 291 294 | OSSETT 01924 266 555 | HORBURY 01924 260 022
NORMANTON 01924 899 870 | PONTEFRACT & CASTLEFORD 01977 798 844



4 Grange Ash Close, Flockton, Wakefield, WF4 4FF

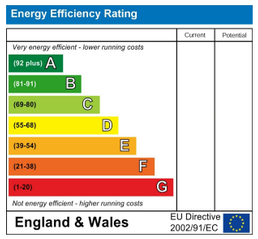
For Sale Freehold Offers In The Region Of £335,000

Superbly presented throughout, and with no onward chain, this stunning three bedroom detached family home offers spacious and well appointed accommodation, complemented by modern fixtures and fittings. The property benefits from gas central heating and double glazing throughout.

The ground floor comprises an inviting entrance hall, a convenient downstairs WC, a stylish kitchen, and a bright, open plan lounge/diner providing access to the rear garden. To the first floor are three generous double bedrooms, a contemporary en suite shower room to the principal bedroom, and a modern family bathroom.

Externally, the property boasts a well-maintained front garden and a driveway providing off street parking for three vehicles, leading to an attached garage. To the rear, there is an attractive, enclosed garden featuring a stone patio area and well-stocked borders with mature shrubs and trees.

Situated in a sought-after part of Flockton, the property enjoys close proximity to well regarded schools and excellent local transport links. An internal viewing is highly recommended to fully appreciate the quality, space, and charm this beautiful 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*

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
UPVC double glazed windows above the entrance door into the entrance hall, central heating radiator, stairs leading to the first floor landing, security alarm controller, control panel for downstairs heating. Doors to the kitchen, downstairs W.C. and the lounge/diner.

DOWNSTAIRS W.C.
Frosted UPVC double glazed window to the side, central heating radiator, splashback tiling. Low flush W.C., pedestal wash basin with mixer tap.

KITCHEN
8'3" x 12'1" (2.52m x 3.69m)
UPVC double glazed window to the front, central heating radiator, spotlights. A contemporary kitchen fitted with a range of grey gloss wall and base units with matching wood-effect surfaces, incorporating a stainless steel sink and drainer with mixer taps, stainless steel gas hob with extractor hood above. There is an integrated fridge and freezer, integrated grill and double oven, soft-close units, integrated dishwasher, and washer/dryer. The combi-boiler is housed in here.

LOUNGE/DINER
15'5" x 15'7" (max) x 14'6" (min) (4.72m x 4.76m (max) x 4.42m (min))
UPVC double glazed windows to the rear, UPVC double glazed French doors to the rear, two central heating radiators and a door into a storage cupboard. Full Fibre (FTTP) connection.

FIRST FLOOR LANDING
Central heating radiator, loft access. Doors to three bedrooms, the house bathroom and an airing cupboard.

BEDROOM ONE
9'0" x 16'11" (2.75m x 5.18m)
UPVC double glazed windows to the front and rear, two central heating radiators, door into the en suite shower room. Control panel for upstairs heating.

EN SUITE SHOWER ROOM
4'9" x 6'11" (1.47m x 2.11m)
Frosted UPVC double glazed window to the rear, heated towel radiator, spotlights. Comprises a low flush W.C., wash basin with pedestal, and double shower cubicle with electric shower.

BEDROOM TWO
9'0" x 13'7" (max) x 11'10" (min) (2.75m x 4.16m (max) x 3.62m (min))
UPVC double glazed window to the front, central heating radiator, fitted double wardrobes.

BEDROOM THREE
10'2" x 8'7" (3.12m x 2.63m)
UPVC double glazed window to the rear, central heating radiator, fitted wardrobes.

HOUSE BATHROOM
6'3" x 8'4" (max) x 5'5" (min) (1.93m x 2.55m (max) x 1.67m (min))
Frosted UPVC double glazed window to the side, heated towel radiator, spotlights, part tiled. Comprises a low flush W.C., wash basin with pedestal, and panel bath with mixer shower over.

OUTSIDE
Landscaped with plants and shrubs, incorporating stone, slate, and tarmac driveway providing off road parking for three vehicles, leading to an integral garage with up and over door and having an EV charging point. To the rear of the property there is an attractive enclosed garden incorporating a stone-flagged patio terrace, with plants, trees, and shrubs bordering.

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

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.

EPC RATING
To view the full Energy Performance Certificate please call into one of our local offices.

VIEWINGS
To view please contact our Ossett office and they will be pleased to arrange a suitable appointment.