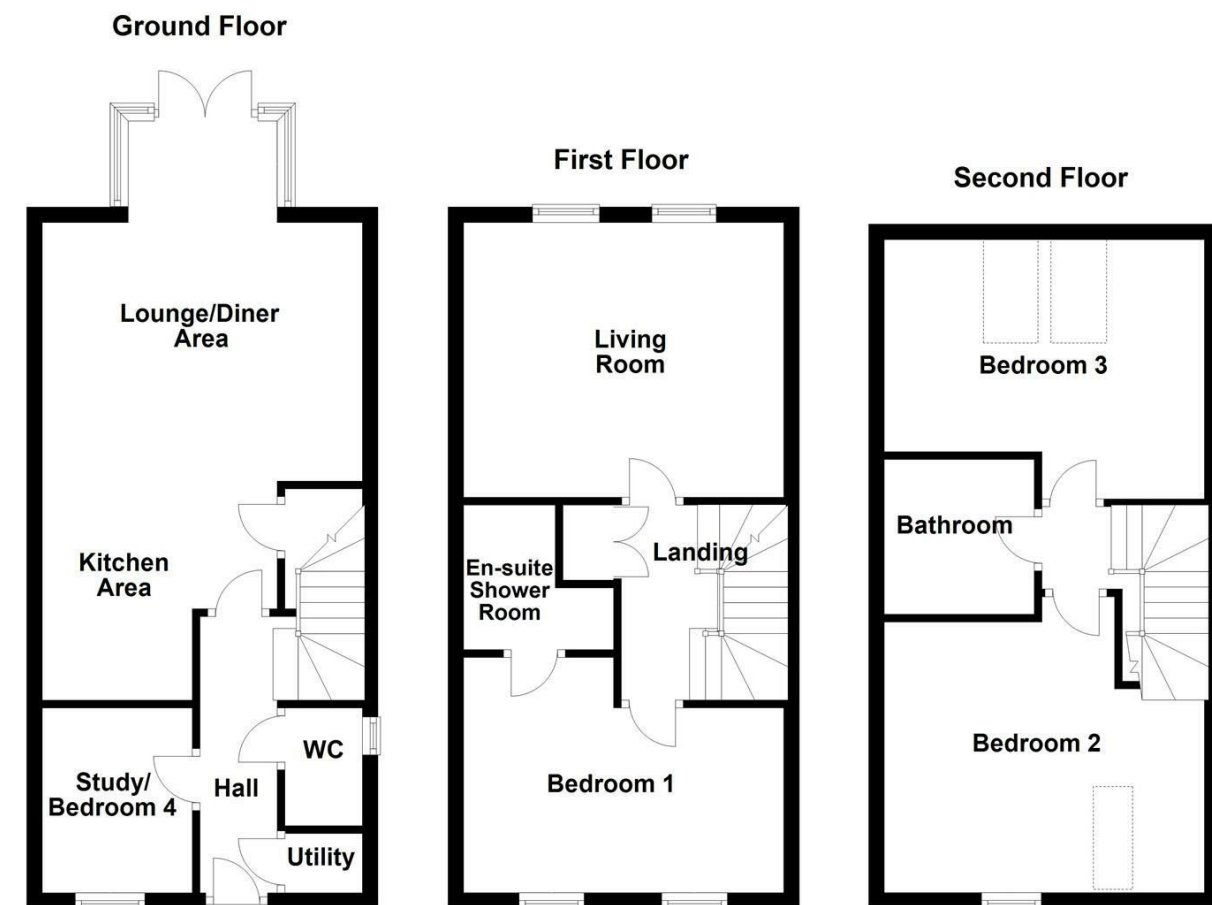




WAKEFIELD 01924 291 294	OSSETT 01924 266 555	HORBURY 01924 260 022
NORMANTON 01924 899 870	PONTEFRACT & CASTLEFORD 01977 798 844	



6 Alexandra Lane, Flockton, Wakefield, WF4 4FA

For Sale Freehold £290,000

Providing deceptively spacious and versatile living accommodation over three levels is this semi detached family home with four bedrooms. Boasting a landscaped rear garden, off street parking and a detached single garage.

The accommodation comprises entrance hall, open plan kitchen/dining/sitting room, study/bedroom four, downstairs w.c. and utility cupboard. The first floor landing provides access to the living room and main bedroom with en suite shower room/w.c. The second floor landing leads to two further double bedrooms and the house bathroom/w.c. Outside, the property has a driveway providing off street parking leading to a detached single garage. The rear garden landscaped with a paved seating area, artificial lawn and composite decked seating area with glass balustrade.

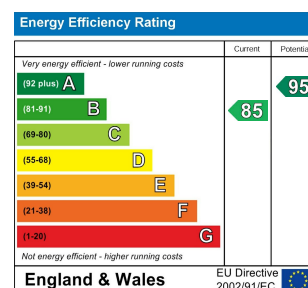
Located in the sought after semi-rural village of Flockton. Flockton itself offers a range of local amenities and is ideally placed for access to the national motorway network.

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

Composite front entrance door leading into the entrance hall, glazed sunlight panel above the door, stairs to the first floor landing. Four doors provide access to the utility room, downstairs W.C., bedroom four/office, and the open plan kitchen/living/dining area.

STUDY/BEDROOM FOUR

6'4" x 7'10" [1.95m x 2.39m]

UPVC double glazed window to the front, central heating radiator.

UTILITY ROOM

Plumbing and drainage for a washing machine, space for a washing machine. Extractor fan and ceiling light.

DOWNSTAIRS W.C.

5'2" x 3'1" [1.59m x 0.94m]

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

KITCHEN/LOUNGE/DINING ROOM

13'7" x 20'3" [max] x 16'6" [min] [4.15m x 6.19m [max] x 5.03m [min]]

UPVC double glazed bay window to the rear garden with French UPVC double glazed doors, two central heating radiator, downlights, door into the understairs storage cupboard. A range of wall and base units with laminate worktops and matching upstands, stainless steel sink with chrome tap, integrated twin oven and grill, four ring gas hob with glass splashback and extractor hood, integrated dishwasher, integrated fridge and freezer.



FIRST FLOOR LANDING

Central heating radiator, doors to bedroom one, the living Room and a double storage cupboard with fitted shelving. Stairs providing access to the second floor landing.

LIVING ROOM

10'11" x 13'6" [3.35m x 4.13m]

Two UPVC double glazed windows to the rear, central heating radiator.



BEDROOM ONE

13'7" x 10'5" [max] x 7'11" [min] [4.16m x 3.20m [max] x 2.43m [min]]

Two UPVC double glazed windows to the front, central heating radiator, wall mounted thermostat providing zone controlled heating. Door into the en suite shower room.



EN SUITE SHOWER ROOM

5'11" x 6'4" [max] x 2'11" [min] [1.81m x 1.94m [max] x 0.89m [min]]

Three piece suite comprising of a low flush W.C., pedestal wash basin with mixer tap and tiled splashback, and a shower cubicle with glass sliding door and electric shower. Extractor fan, central heating radiator.

SECOND FLOOR LANDING

Doors to bedrooms two, three and the bathroom.

BEDROOM TWO

12'3" x 13'6" [max] x 9'4" [min] [3.74m x 4.12m [max] x 2.87m [min]]

UPVC double glazed window to the front, UPVC double glazed Velux window with a fitted blind, central heating radiator, wall mounted air-conditioning unit, loft access.



BEDROOM THREE

13'5" x 11'0" [max] x 8'11" [min] [4.09m x 3.36m [max] x 2.73m [min]]

Two UPVC double glazed Velux windows with fitted blinds to the rear, central heating radiator, wall mounted air-conditioning unit.



BATHROOM

5'10" x 6'6" [1.80m x 2.0m]

Three piece suite comprising a panelled bath with mixer tap, low flush W.C., pedestal wash basin with mixer tap. Central heating radiator, extractor fan.



OUTSIDE

To the front of the property there is a central paved pathway leading to the front door, attractive lawned garden to both sides. To the side of the property there is a tarmac driveway providing off road parking and leading to a single detached garage. To the rear of the property a timber gate provides access to the rear garden. There is an Indian stone paved patio area suitable for outdoor dining and steps leading to an Astro-turfed lawn with solid railway sleeper borders, further steps leading to a composite decked patio with glass balustrade. Timber fencing on all three sides provides full enclosure.



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.