



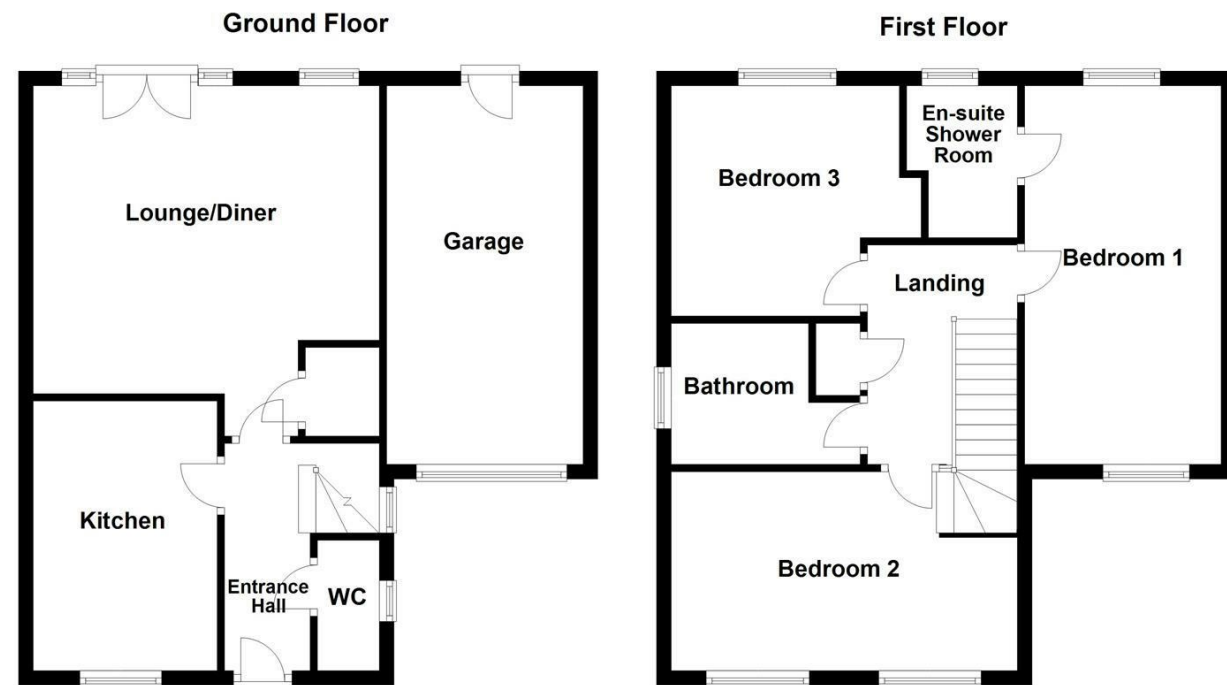
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## 4 Grange Ash Close, Flockton, Wakefield, WF4 4FF

### 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.

Energy Efficiency Rating		Current	Potential
Vary energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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\*your home may be repossessed if you do not keep up repayments on your mortgage



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## 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.