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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.



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2 Stoneroyd Farm, Flockton, Wakefield, WF4 4TN

For Sale Freehold Asking Price £714,000

Offering spacious and versatile accommodation throughout extending towards 2,500 square ft, is this stunning four/five bedroom executive detached home situated on an exclusive and select development within Flockton. The plot extends to approximately 0.14 Acres [0.058 Hectares] overall.

The accommodation fully comprises of entrance hall, living room, separate dining room, garden room, kitchen/breakfast room [with staircase leading to a galleryed landing which in turn leads to bedroom/cinema room] and access to the utility room and downstairs w.c. Stairs to the first floor leads to four/five bedrooms [dressing room off bedroom one was previously a bedroom and can easily be converted back]. The principal bedroom has contemporary en suite shower room and an additional main house bathroom. The property is accessed via electric gates onto the patterned concrete courtyard setting providing ample off street parking leading to double garage with twin electric doors. There is a lawned garden to the side and rear incorporating Indian stone terrace patio.

Located in the popular rural setting area of Flockton with shops and schools located nearby, with access to junction 39 of the M1 which is approximately a 10 minute drive away.

Simply a fantastic home, ideal for the growing family and deserves a full appraisal to fully appreciate the accommodation on offer and to avoid any disappointment.



ACCOMMODATION

ENTRANCE HALL

UPVC sunlight above the door, fully tiled floor, central heating radiator, coving to the ceiling. UPVC double glazed window overlooking the side aspect and doors with glass inserts and chrome handles leading to the living room, dining room, downstairs w.c. and kitchen/breakfast room. Staircase leading to the first floor landing and inset spotlights to the ceiling.

LIVING ROOM

12'11" x 19'2" [3.94m x 5.85m]
UPVC double glazed window overlooking the front aspect, chrome living flame effect gas fire on a stone hearth with decorative stone interior and surround. Set of UPVC double glazed French doors leading out to the rear. Three wall lights, coving to the ceiling, central heating radiator and an archway leading into the dining room and further archway leading into the garden room at the side.

GARDEN ROOM

9'3" x 16'4" [2.84m x 4.98m]
Pitch timber double glazed glass roof with UPVC double glazed floor to ceiling windows and a set of large UPVC double glazed bi-folding doors leading out to the side garden. Four wall lights, laminate flooring and central heating radiator.



DINING ROOM

14'4" x 10'4" [4.37m x 3.16m]
Fully tiled floor, UPVC double glazed window overlooking the rear aspect, coving to the ceiling, central heating radiator and doors to the reception hall and utility room.

UTILITY

Power and light within, central heating radiator, laminate flooring, UPVC double glazed rear entrance door and central heating radiator. A range of fitted high gloss storage cupboards with chrome handles with plumbing and drainage for a washing machine and space for a dryer under a laminate work surface. UPVC double glazed frosted window to the rear aspect and the combi condensing boiler is housed within the utility. Door providing access into the kitchen/breakfast room.

KITCHEN/BREAKFAST ROOM

14'11" [min] x 22'3" [max] x 24'2" [4.56m [min] x 6.80m [max] x 7.37m]
Range of wall and base high gloss units with Corian work surface over and Corian splash back above, 1.5 sink and drainer with chrome swan neck mixer tap built into the central island. The island has space and plumbing for a full size dishwasher, built in breakfast bar with high gloss base units with chrome handles, extended breakfast bar and power socket built in. Twin integrated oven and grill with integrated microwave oven over, display cabinets with frosted glass fronts, downlights built into the wall cupboards, separate four ring induction hob with Smeg extractor over, inset spotlights to the ceiling and fully tiled floor. UPVC double glazed windows to the front and side, integrated fridge with separate integrated freezer below. Three central heating radiators, built in bar with high gloss front, granite top and fixed shelving with LED strip lighting within. Solid wooden door with chrome handle leading into the integral garage and staircase with frosted glass balustrade leading up to the first floor landing.



INTEGRAL GARAGE

18'1" [max] x 8'7" [min] x 17'1" [5.53m [max] x 2.63m [min] x 5.23m]
Fully plastered walls, laminate flooring, inset spotlights to the ceiling and two electric quarter

panelled doors to the front. Half wood panelling to the walls with dado rail on top, three up and chrome lights to the walls and solid wooden door with chrome handle providing access into the small storage room.

STORAGE ROOM

9'3" x 8'10" [2.84m x 2.71m]
Could be converted back to a double garage.

GALLERIED LANDING

Office area, pitch sloping ceiling with timber double glazed Velux window and an opening providing access into bedroom five, which is currently utilised as a cinema room.

BEDROOM/CINEMA ROOM

17'10" x 18'2" [5.44m x 5.54m]
Inset spotlights to the ceiling, range of fitted furniture with high gloss cupboards and large drawers with chrome handles. Two timber double glazed Velux windows with built in blinds to the side aspect and central heating radiator.



FIRST FLOOR LANDING

Central carpet runner, central heating radiator, fitted storage cupboard with fixed shelving within and loft access to half boarded loft with power and light within. Access to four bedroom and the modern four piece suite house bathroom.

BEDROOM ONE

13'5" x 12'3" [4.09m x 3.75m]
Built in air conditioning unit, UPVC double glazed window enjoying the open aspect valley views to the front of the property, central heating radiator, two low hanging lights and solid wooden door with chrome handle providing access into the modern en suite shower room. Double doors providing access into the walk in wardrobe.



WALK IN WARDROBE/BEDROOM

11'11" x 10'7" [3.65m x 3.23m]
UPVC double glazed window overlooking the rear elevation, central heating radiator and range of fitted wardrobes to one wall with mirror glass doors.

BEDROOM TWO

10'3" x 13'7" [3.14m x 4.15m]
UPVC double glazed window overlooking the rear elevation and central heating radiator.

BEDROOM THREE

8'5" x 12'11" [2.59m x 3.95m]
UPVC double glazed window overlooking the front elevation and central heating radiator.

BATHROOM/W.C.

7'0" [min] x 8'3" [max] x 8'4" [2.14m [min] x 2.54m [max] x 2.56m]
Four piece suite comprising larger than average shower cubicle with glass sliding door with chrome handle, mixer shower, chrome rain shower head and shower attachment within,

freestanding roll top bath with mixer tap, pull out shower attachment and marble circular sink built into marble work surface with chrome mixer tap and curved vanity cupboard below and low flush w.c. Fully tiled walls and floor, UPVC cladding with chrome strips, extractor fan inset spotlights to the ceiling. UPVC double glazed frosted window overlooking the rear elevation and chrome ladder style radiator.



OUTSIDE

To the front of the property there is an electric sliding gate providing access onto a patterned concrete driveway providing ample off road parking for at least six vehicles with double outside power socket. Four up and down chrome lights, two water point connections and outside light and censor. A timber gate provides access down the side garden with a paved pathway with low maintenance pebble edge leading down to the rear. The paved pathway continues with raised planted border with bushes and plants within, open to the rear garden. Through the timber gate is a patio area, perfect for entertaining and dining purposes, with an attractive lawned garden flowing around the sun room enjoying open aspect views of the valleys behind the property. It opens up to a large Indian stone paved patio area and outside kitchen built under a timber wooden pergola with granite work surface, 1.5 sink and drainer with mixer tap, power and built in Bluetooth sound system with string lights providing a superb entertaining space.



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.