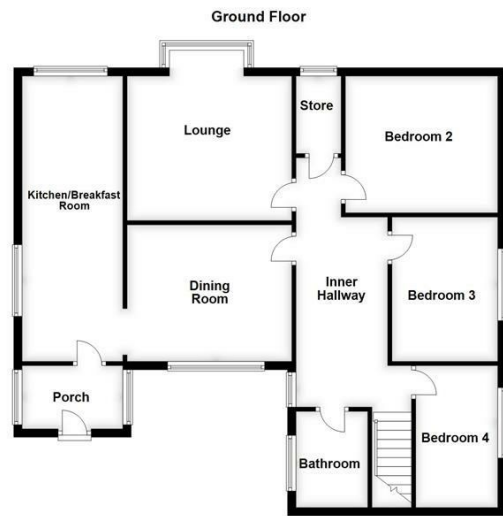


**IMPORTANT NOTE TO PURCHASERS**  
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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



|                                   |                                                     |                                 |
|-----------------------------------|-----------------------------------------------------|---------------------------------|
| <b>WAKEFIELD</b><br>01924 291 294 | <b>OSSETT</b><br>01924 266 555                      | <b>HORBURY</b><br>01924 260 022 |
| <b>NORMANTON</b><br>01924 899 870 | <b>PONTEFRACT &amp; CASTLEFORD</b><br>01977 798 844 |                                 |



## 23 Barnsley Road, Flockton, Wakefield, WF4 4DP

### For Sale Freehold £625,000

Occupying a generous sized plot and set back from the main roadside enjoying a good degree of privacy is this well appointed and extended four bedroom detached bungalow having UPVC double glazing and gas central heating.

The property fully comprises of entrance porch, contemporary kitchen/breakfast room, dining room, inner hallway with store room off, lounge, three bedrooms and modern bathroom/w.c. Staircase leads to the first floor landing which in turn leads to the large principal bedroom with en suite shower room and dressing room. Outside there are well attended lawned gardens to the front, side and rear with tarmac driveway providing ample off road parking for several vehicles leading to two brick built garages, both with electric operated doors and car port in-between with space available for caravan or motorhome.

Situated in the popular part of Flockton, the property is well placed to amenities with local bus routes nearby and good access to the motorway network.

Offering huge potential to develop or extend further subject to consent. A fantastic home, ideal for the families or those looking to downsize and an early viewing comes highly recommended to fully appreciate the accommodation on offer and to avoid disappointment.





ACCOMMODATION

ENTRANCE PORCH

Rear composite entrance door into entrance porch with UPVC double glazed windows to either side. Tiled effect floor, door leading through into the contemporary kitchen/breakfast room.

KITCHEN/BREAKFAST ROOM

22'8" x 7'10" [6.93m x 2.41m]  
Range of contemporary grey gloss soft close wall and base units with matching complementary work surface over incorporating 1 1/2 sink and drainer with mixer tap, plumbing for a washing machine, space for a condensing dryer, integrated Lamona combi microwave, integrated Bosch double oven and grill, space for fridge and freezer. Under plinth lighting, Lamona five ring touch screen electric hob with contemporary filter hood above, loft access and LVT flooring in the kitchen area with laminate flooring in breakfast area. UPVC double glazed windows to the side and front. Contemporary portrait radiator and squared archway leading into dining room.

DINING ROOM

12'9" x 10'11" [3.90m x 3.33m]  
Stone chimney breast, gas fire on a tiled hearth, laminate floor, radiator, UPVC double glazed window to the rear, coving to the ceiling and dado rail. Door to the hallway.



INNER HALLWAY

Doors to the lounge, store room with frosted window to the front, bathroom and three bedrooms. UPVC double glazed window to the side, radiator, loft access with drop down ladder and stairs to the first floor landing.

LOUNGE

12'9" up to bay window x 12'0" [3.91m up to bay window x 3.66m]  
UPVC double glazed bay window to the front, radiator, coving to the ceiling, dado rail and space for feature fire surround with marble back, hearth and wooden surround.

BEDROOM TWO

9'10" up to wardrobes x 11'10" x 10'11" [3.0m up to wardrobes x 3.63m x 3.33m]  
UPVC double glazed window to the front, radiator and coving to the ceiling.



BEDROOM THREE

8'5" x 10'11" [2.59m x 3.33m]  
UPVC double glazed window to the side, radiator and fitted wardrobes with sliding mirror doors.

BEDROOM FOUR

11'4" x 6'9" [3.47m x 2.07m]  
Fitted office furniture and desk, UPVC double glazed window to the side, radiator, coving to the ceiling, door to understairs storage.

BATHROOM/W.C.

6'3" x 7'10" [1.92m x 2.39m]  
Low flush w.c., pedestal wash basin, panelled bath, shower cubicle with mixer shower, fully tiled walls and slate tiled floor. UPVC double glazed frosted window to the side and radiator.



FIRST FLOOR LANDING

Door to en suite shower room

SHOWER ROOM

Shower cubicle with electric shower, fully tiled, laminate floor and door to separate w.c.

W.C.

Low flush w.c., wash basin with vanity cupboards and double glazed Velux window. Part tiled walls and fully tiled floor.

BEDROOM ONE

21'3" x 12'0" plus two walk in windows [6.48m x 3.66m plus two walk in windows]  
Two UPVC double glazed walk in windows to the side, fitted bedroom furniture incorporating dressing table areas and drawers, two radiators, laminate floor and door to walk in dressing room.



DRESSING ROOM

5'9" x 11'11" [1.77m x 3.65m]  
Sloping roof either side, access to the eaves for storage, radiator, circular window to the rear.

OUTSIDE

To the front there is lawned garden with Indian stone pathway enjoying a good degree of privacy set back from the main roadside. A lawned garden to the side with plants, trees and shrubs bordering. A tarmacadam driveway providing off street parking for several vehicles leading to garages with electric operated door with car port in the middle and space for a caravan or motorhome. To the rear is a block paved area which could provide further parking with lawned garden with further private lawned garden area off with Indian stone terrace patio in the middle, ideal for entertaining purposes.



GARAGE ONE

9'10" x 19'9" [3.0m x 6.02m]  
The boiler is housed here.

GARAGE TWO

12'9" x 18'9" [3.90m x 5.74m]

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.

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.