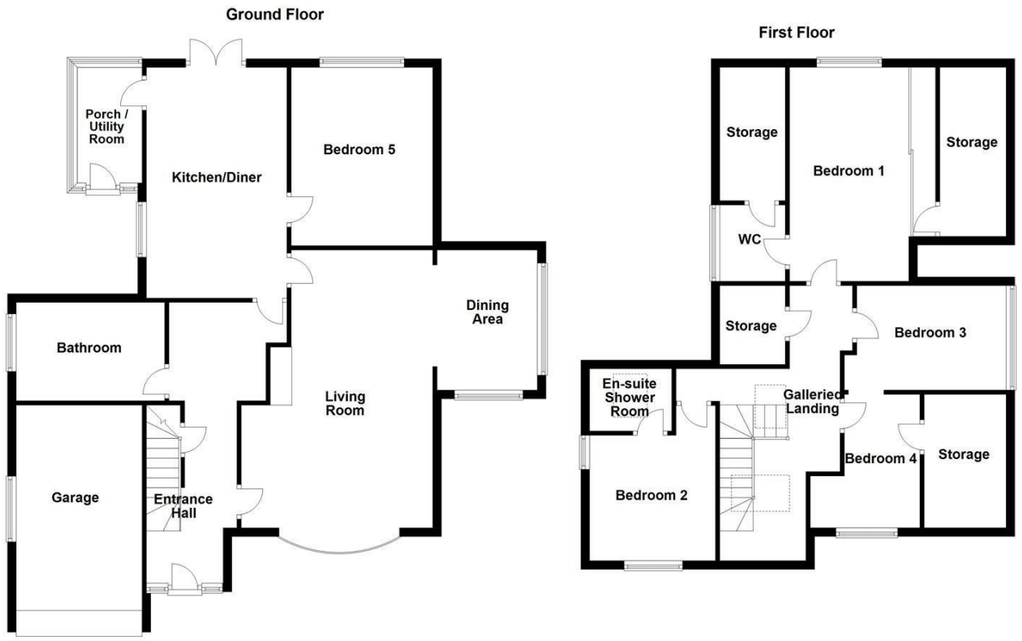
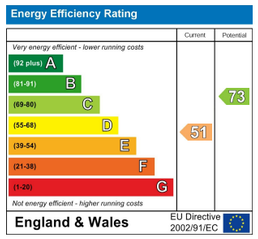


IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements 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 www.mortgagesolutionsofwakefield.co.uk
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 339572,
Pontefract & Castleford office 01977 798844 or 07776458351,
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.

Richard Kendall Estate Agent

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

23 Hardcastle Lane, Flockton, Wakefield, WF4 4AR

For Sale Freehold £439,950

Deceptive from the main roadside is this attractive and well presented five bedroom executive detached family home with the accommodation extending 1200 sq ft with open aspect views to the front with an elevated position.

With UPVC double glazing and gas central heating, the accommodation comprises large entrance hall with staircase having glass balustrade to the first floor, a living room with opening into the dining area, kitchen/diner, bedroom five and rear porch/utility. To the first floor there are four further bedrooms, two with en suite facilities. Externally, the property has an attractive lawn to the front and pebbled driveway providing off road parking and leading to the garage. Enclosed rear garden with Indian stone paved patio area and pebbled area.

Situated in this prime part of Flockton enjoying this semi rural setting, the property is well placed for motorway access.

Simply a fantastic home which truly deserves an early viewing to fully appreciate the accommodation on offer.

ACCOMMODATION

ENTRANCE HALL
Entrance door into entrance hall, two UPVC double glazed frosted windows, two central heating radiators, laminate flooring, inset spotlights to the ceiling and staircase leading to the first floor leading with glass balustrade. Doors leading to the bathroom, kitchen/diner and living room.

LIVING ROOM
14'7" x 21'1" (4.45m x 6.43m)
UPVC double glazed bow window to the front, coving to the ceiling, dado rail, two central heating radiators, multi fuel cast iron burner inset inset to the chimney breast with slate heart and surround having solid wooden mantle. Archway into the dining room and door into kitchen/diner.

DINING ROOM
7'7" x 10'8" (2.32m x 3.27m)
Coving to the ceiling, laminate flooring, central heating radiator, dado rail, UPVC double glazed windows to the front and side.

BATHROOM/W.C.
11'3" x 7'2" (3.44m x 2.19m)
Walk in shower cubicle with thermostatic shower and both rain shower head and shower attachment, panelled bath with chrome mixer tap with shower attachment, low flush w.c. with concealed cistern, ceramic wash basin built into laminate work surface with high gloss vanity cupboards, laminated walls, laminated tiled floor, ladder style radiator, UPVC cladding with inset spotlights, extractor fan, UPVC double glazed frosted window to the side and central heating radiator.

KITCHEN/DINER
17'6" x 10'8" (5.35m x 3.26m)
A range of wall and base units with laminate work surface over, tiled splashback, 1 1/2 stainless steel sink and drainer with chrome mixer tap, space for American style fridge freezer, laminate flooring, two kickheaters, integrated double oven and grill, five ring gas hob with cooker hood over having downlights, integrated AEG microwave, integrated Flavell dishwasher, downlights to the wall cupboards, inset spotlights to the ceiling, UPVC double glazed window side, UPVC double glazed French doors to the rear garden, door to bedroom five and door to the rear porch/utility.

REAR PORCH/UTILITY ROOM
4'11" x 8'9" (1.51m x 2.68m)
UPVC double glazed construction on a brick built base, central heating radiator, light, power and UPVC door to the side aspect. Plumbing and drainage for a washing machine.

BEDROOM FIVE
13'8" x 10'9" (4.17m x 3.30m)
UPVC double glazed window to the rear, central heating radiator, coving to the ceiling, a range of fitted furniture consisting of wardrobes, dressing table and drawers.

FIRST FLOOR GALLERIED LANDING
UPVC double glazed Velux windows, doors leading off to the bedrooms and storage cupboard into the eaves.

BEDROOM ONE
16'2" x 8'11" (4.93m x 2.74m)
UPVC double glazed window to the rear elevation, two loft access points, central heating radiator and door to the w.c. Fitted wardrobes with sliding doors to one wall.

EN SUITE W.C.
5'0" x 5'9" (1.54m x 1.76m)
Large ceramic wash basin set on vanity units with mixer tap and a low flush w.c. Tiled walls and floor. UPVC double glazed window to the side. Storage into eaves.

BEDROOM TWO
9'6" x 10'3" (2.90m x 3.13m)
UPVC double glazed windows to the side and front. Central heating radiator and door into en suite shower room/w.c.

EN SUITE/W.C.
5'1" x 6'5" (1.56m x 1.98m)
Corner shower cubicle with thermostatic shower with chrome rain shower head and chrome shower attachment. Laminated walls to the shower cubicle and part laminated walls to the remainder. Pedestal wash basin with chrome mixer tap and a low flush w.c. Chrome ladder style radiator, inset spotlights to the ceiling, wall mounted extractor fan and UPVC double glazed Velux window.

BEDROOM THREE
11'1" x 7'11" (3.39m x 2.42m)
UPVC double glazed window to the side elevation, central heating radiator and opening into bedroom four.

BEDROOM FOUR
8'3" x 10'5" (2.54m x 3.20m)
Loft access, storage into eaves, UPVC double glazed window to the front and central heating radiator.

OUTSIDE
garage 8'10" x 16'1" (garage 2.71m x 4.92m)
To the front of the property there are composite folded double gates opening onto the double pebbled driveway providing ample parking with an attached single garage with electric roller door, power and light, UPVC double glazed window to the side and houses the boiler. An attractive lawn, timber shed and gate providing access to the rear. The rear garden has an Indian stone paved patio area ideal for entertaining purposes, low maintenance pebbled garden and an Indian stone paved pathway to the side. Planted borders with solid brick built walls and timber panelled fences. Timber gate and paved area at the side.

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

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

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.