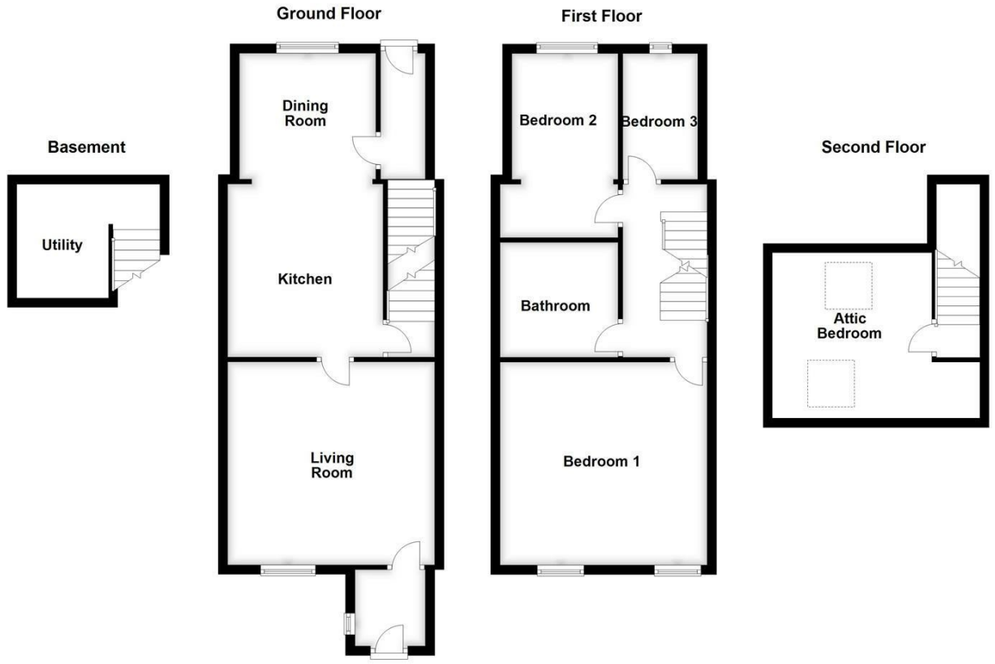
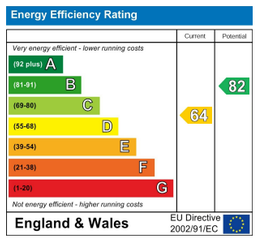


IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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

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

32 Haigh Lane, Flockton, Wakefield, WF4 4BZ

For Sale Freehold £350,000

A deceptively spacious with a square footage of 116 square metres is this four bedroomed stone faced family home situated in this idyllic countryside location yet within easy reach of local facilities.

Modernised and presented to a lovely standard, this characterful family home has a gas fired central heating system and sealed unit double glazed windows and is approached via a welcoming entrance porch that leads through into a good sized living room that has a feature fireplace. The kitchen is fitted to a fantastic standard with a broad range of modern units with integrated appliances, as well as provision for a Range style cooker and an archway that leads through into a lovely adjoining dining area that takes full advantage of the views to the rear. Steps lead down to a traditional barrel vaulted cellar that has now been converted to a utility room. To the first floor the principal bedroom is of fine proportions and there are two further bedrooms on this level, also served by the particularly well appointed family bathroom. To the second floor there is a further attic bedroom with characterful sloping ceilings and velux rooflights. Outside, to the front the property has a picturesque cottage style garden, whilst to the rear immediately outside the house there is an enclosed yard style garden with two useful brick built storage sheds. Beyond the back lane there is a double width patterned concrete parking area leading onto an expansive lawned garden.

This lovely and beautifully appointed family home is situated in a fantastic position taking full advantage of the views and walks over the surrounding rolling countryside. The village facilities of Flockton are close at hand with a broader range of amenities available in the nearby city centre of Wakefield and Huddersfield.

ACCOMMODATION

ENTRANCE HALL
5'2" x 4'11" (1.6m x 1.5m)
UPVC front entrance door, frosted window to the side, wood effect laminate flooring and central heating radiator. Inner stable style door to the living room.

LIVING ROOM
14'9" x 14'5" (4.5m x 4.4m)
Window to the front, double central heating radiator, karndean flooring and feature fireplace with grate for an open fire with cast iron and tiled surround and stone hearth.

KITCHEN
12'1" x 11'5" (3.7m x 3.5m)
Fitted to a lovely standard with modern range of wall and base units with wood effect laminate work tops and brick set tiled splash backs. Inset composite sink unit, provision for a Range style cooker (which can be made available by separate negotiation) with filter hood over, integrated fridge/freezer, integrated separate wine cooler, integrated dishwasher and polished stone floor. Adjoining breakfast bar and archway through to the adjoining dining area. Cellar head with steps down to the cellar.

DINING ROOM
10'2" x 7'6" (3.1m x 2.3m)
Large picture window to the rear, double central heating radiator, LVT flooring and matching cupboard housing the Worcester Bosch gas fired central heating boiler.

BASEMENT
7'10" x 6'2" (2.4m x 1.9m)
Barrel vaulted cellar, retaining original keeping slab, now adapted to create a utility room with space and plumbing for a washing machine and tumble dryer.

FIRST FLOOR LANDING
Staircase to the second floor.

BEDROOM ONE
14'9" x 14'5" (4.5m x 4.4m)
A wonderfully spacious double bedroom with central heating radiator, LVT wood effect flooring and two windows to the front taking full advantage of the open views over the fields.

BEDROOM TWO
14'1" x 8'6" (max) (4.3m x 2.6m (max))
Window overlooking the back garden and countryside views beyond and double central heating radiator.

BEDROOM THREE
8'10" x 5'2" (2.7m x 1.6m)
Currently used as a large dressing room with fitted wardrobes, laminate flooring, central heating radiator and further window taking full advantage of the views to the rear.

BATHROOM/W.C.
8'2" x 8'2" (2.5m x 2.5m)
Finished to a beautiful standard with a high quality three piece suite comprising ball and claw foot bath with twin head shower over and folding glazed screen, Victorian style vanity wash basin and low suite w.c. Fitted linen cupboard and Victorian style heated towel rail. Part brick set tiled walls and extractor fan.

ATTIC BEDROOM
11'5" x 11'5" (3.5m x 3.5m)
Characterful sloping and beamed ceilings with two velux style rooflights and eaves storage cupboards.

OUTSIDE
To the front the property has a lovely cottage style garden, pebbled for low maintenance with well established shrub borders and stone paved path. On street parking is available directly to the front of the house. Whilst round to the rear there is a further double width patterned concrete parking area. Immediately to the rear of the house there is an enclosed yard style garden with two useful brick built store houses. Beyond the back lane there are parking spaces leading to an expansive lawned garden backing onto the open fields and enjoying a lovely open aspect.

PLEASE NOTE
The property has a shared septic tank.

COUNCIL TAX BAND
The council tax band for this property is B.

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.