

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



#### IMPORTANT NOTE TO PURCHASERS

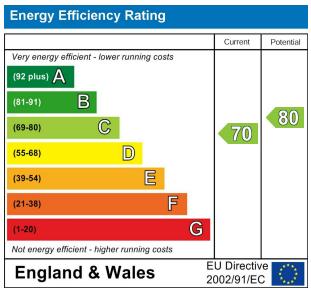
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements to enable them to obtain exact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

## 18 Ash Brow, Flockton, Wakefield, WF4 4TE

**For Sale Freehold Offers In The Region Of £215,000**

Situated in Flockton is this well presented two bedroom semi detached bungalow benefitting from ample driveway parking, front and rear gardens with far reaching views of surrounding countryside.

The property briefly comprises of the entrance hall, spacious lounge, kitchen, two bedrooms and three piece house bathroom. Outside to the front is a lawned garden and driveway running down the side of the property providing off road parking for two vehicles. To the rear is an enclosed flagged garden with timber shed offering fantastic far reaching views of surrounding countryside.

The property is ideally located for all shops and amenities, as well perfectly situated for surrounding countryside walks. The motorway network is only a short drive away, perfect for those looking to travel further afield.

Ready to move into, this property would make a fantastic home and a viewing is highly recommended.

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## ACCOMMODATION

### ENTRANCE HALL

UPVC side entrance door, central heating radiators, doors to the lounge, kitchen, two bedrooms and bathroom.

### LOUNGE

16'8" x 10'6" [5.10m x 3.21m]

UPVC double glazed window to the front elevation, two central heating radiators and feature gas fireplace with marble hearth and surround.

### KITCHEN

8'7" x 8'7" [2.64m x 2.62m]

Range of wall and base units with laminate work surface over, 1 1/2 sink and drainer unit, space for a fridge, space for an electric cooker, space for a washing machine. UPVC double glazed window to the front elevation.

### BEDROOM ONE

11'11" x 10'5" [3.64m x 3.20m]

UPVC double glazed window to the rear elevation, central heating radiator, fitted

wardrobes and drawers.

### BEDROOM TWO

8'7" x 8'7" [2.64m x 2.62m]

UPVC double glazed window to the rear elevation and central heating radiator.

### BATHROOM/W.C.

6'2" x 5'6" [1.89m x 1.69m]

Three piece suite comprising bath with hand held shower attachment, wash hand basin and low flush w.c. UPVC double glazed frosted window to the side elevation and central heating radiator.

### OUTSIDE

To the front is a lawned garden and driveway through double gates providing off road parking for two vehicles. To the rear is a flagged patio area with timber shed, surrounded by brick walls and timber fencing with fantastic far reaching views of surrounding countryside.

### 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.