Richard Kendall Estate Agent

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18 Grange Ash Close, Flockton, Wakefield, WF4 4FF

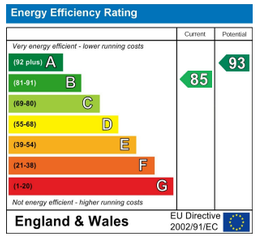
For Sale Freehold Offers In The Region Of £395,000

Occupying a cul-de-sac position on this popular modern development is this spacious four bedroom detached family property boasting a contemporary style family kitchen/diner, en suite facilities to the main bedrooms, spacious rear garden and detached garage with parking.

The property briefly comprises of an entrance hall with downstairs w.c., good sized living room and kitchen/diner with utility room. To the first floor landing there are four bedrooms, one which benefits from en suite shower room and family bathroom. Externally there are gardens to the side, detached garage and driveway parking with ample space for two cars.

Situated in a semi rural village location of Flockton, this property is still well placed for all local amenities including shops, schools and bus routes. It is easily accessible to the motorway network for those looking to commute further afield.

Done to a high standard this property is ready to move into and would make a superb family home and a viewing is highly recommended.



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.

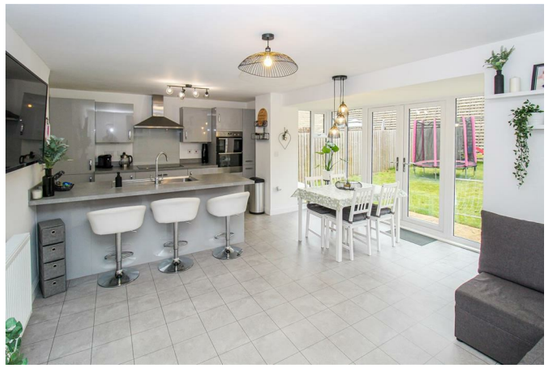
ACCOMMODATION

ENTRANCE HALL
Central heating radiator, built in storage cupboard and access to the downstairs w.c., living room and kitchen/diner.

LIVING ROOM
11'9" x 21'0" (3.60m x 6.41m)
UPVC double glazed windows to the front and side elevation, two central heating radiator.

W.C.
3'1" x 6'0" (0.95m x 1.85m)
Low flush w.c., wash hand basin with mixer tap and tiled splash back and central heating radiator.

KITCHEN/DINER
15'7" (max) x 21'0" (4.77m (max) x 6.41m)
Modern fitted kitchen with an array on wall and base units for storage, central island with base units for storage, stainless steel sink and drainer, integrated double oven, induction hob with cooker hood, integrated fridge/freezer, gas central heating radiator, UPVC double glazed window to the front elevation, UPVC double glazed French doors and windows to the side elevation. Door leading through to the utility.



UTILITY
5'11" x 6'0" (1.82m x 1.83m)
Wall and base units for storage with space for a washing machine, built in storage cupboard with laminate work tops and central heating radiator. Door leading out to the rear garden.

FIRST FLOOR LANDING
UPVC double glazed window to the rear elevation, central heating radiator and access to four bedrooms and family bathroom/w.c. Built in airing cupboard which houses the water tank.

BEDROOM ONE
17'3" (max) x 11'8" (5.27m (max) x 3.57m)
UPVC double glazed windows to the front and side elevation, central heating radiator and wardrobes to one side. Door leading to en suite shower room/w.c.

EN SUITE SHOWER ROOM/W.C.
4'3" x 9'11" (1.31m x 3.03m)
UPVC double glazed frosted window to the side elevation, double walk in shower cubicle with glass screen and wall mounted shower. Low flush w.c., wash hand basin with mixer tap, partial tiled splash back and fully tiled over the shower. Wide ladder style radiator.

BEDROOM TWO
12'2" (max) x 12'2" (3.72m (max) x 3.73m)
UPVC double glazed window to the front elevation, central heating radiator and fitted wardrobes with sliding mirror doors to one side.

BEDROOM THREE
8'9" x 12'2" (2.67m x 3.73m)
UPVC double glazed window to the side elevation, gas central heating radiator and fitted wardrobes with sliding mirror doors to one side.

BEDROOM FOUR
8'3" x 7'1" (2.53m x 2.18m)
UPVC double glazed window to the front elevation, central heating radiator and built in storage cupboard over the stairs.

BATHROOM/W.C.
6'1" x 6'9" (1.87m x 2.06m)
Three piece suite comprising wall mounted shower over the bath, wash hand basin with mixer tap and low flush w.c. UPVC double glazed frosted window to the rear elevation, white ladder style radiator, fully tiled over the shower and bath and partially tiled over wash hand basin and w.c.

OUTSIDE
There is driveway parking to the side of the property and access to a detached garage with power and light. Side rear garden with flagged patio seating area and easy to maintain lawns.

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

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.