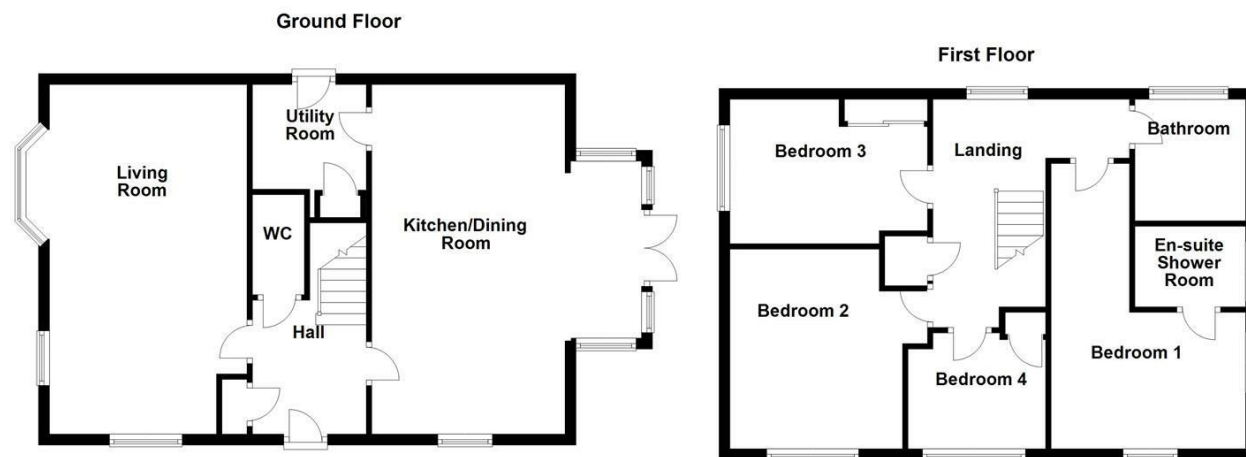




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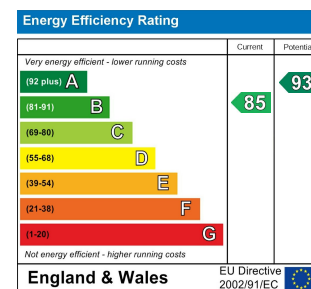
18 Grange Ash Close, Flockton, Wakefield, WF4 4FF
For Sale Freehold Offers In The Region Of £415,000

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.



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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.