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## 29 Manor House, Flockton, WF4 4AN

For Sale Freehold £389,950

Stunningly appointed throughout is this superb four bedroom executive detached family home occupying a corner plot position. The property boasts UPVC double glazing and gas central heating throughout.

The accommodation comprises entrance hall with doors to spacious lounge, separate dining room, bespoke modern fitted kitchen diner having utility room off, study and downstairs w.c. The staircase leads to the galleried landing leading to four double bedrooms, the master with en suite shower room/w.c. in addition to the house bathroom/w.c. Outside, a low maintenance garden area to the front of a tarmac driveway providing off road parking for two vehicles and leading to the attached double garage with electronically operated up and over door. Whilst, to the rear there is a good sized and enclosed lawned garden, which is one of the larger plots on the development.

Situated in the sought after area of Flockton, the property has good access to the motorway network, which is approximately a ten minute drive away. There are also local bus routes nearby.

Offered for sale with no chain involved, only a full internal inspection can fully reveal the quality of accommodation throughout and to avoid any disappointment.

### OTHER INFORMATION

#### 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.

In all our property sales brochures there is a 6" measurement tolerance. 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.

#### FREE VALUATION

If you are thinking of a move then take advantage of our FREE valuation service, telephone any of our five offices for a prompt and efficient service with the knowledge that RICHARD KENDALL has been selling houses for the people of Wakefield for over 45 years and now selling and renting houses in Pontefract.

With FIVE local offices all working together to sell your home



### MORTGAGES

Did you know that we have our own specialist mortgage consultants who can provide you with independent advice and information regarding your house purchase and everything it entails, from budget planning to finding the best mortgage deal available to you\*. Contact Vince Hickman on 01924 339572 or contact vince@mortgagesolutionsofwakefield.co.uk or Sharon Dorsett on 01924 266555 sharon@mortgagesolutionsofwakefield.co.uk, www.mortgagesolutionsofwakefield.co.uk

\*your home may be repossessed if you do not keep up repayments on your mortgage

#### MAILING LIST

Make sure that you keep up to date with all new properties in your price range and the particular area you have in mind and register your requirements with our office. These will be mailed to you every week.

Also the Richard Kendall Estate Agent magazine is sent to all applicants on our mailing list FREE OF CHARGE

REMEMBER WE GUARANTEE PERSONAL SERVICE WITH QUALIFIED AND EXPERIENCED STAFF IN EACH OF OUR FIVE OFFICES

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**ACCOMMODATION  
ENTRANCE HALLWAY**

Entrance door, quality fitted Karndean flooring, spindle staircase to the first floor landing with under stairs storage cupboard. Radiator and door to w.c.

**DOWNSTAIRS W.C.**

Two piece white suite comprising pedestal wash basin with tiled splash back and low flush w.c. Extractor fan, radiator, Karndean flooring.

**LOUNGE**

19'1" x 11'8" (5.84m x 3.56m)

Contemporary fireplace with Living flame effect gas fire with granite back and hearth within a modern surround, walk in UPVC double glazed bay window to the front, UPVC double glazed French doors to the rear with windows to either side, coving to the ceiling, t.v. point.



**DINING ROOM**

9'10" x 8'9" (3.0m x 2.67m)

Walk in UPVC double glazed window, quality fitted Karndean flooring, radiator and coving to the ceiling.



**DINING KITCHEN**

19'1" x 10'2" (5.84m x 3.12m)

Having a range of quality fitted modern solid oak wall and base units with work surface over, 1 1/2 sink with drainer and mixer tap, part tiled surrounds, built in double oven and grill with four ring halogen oven, integrated fridge freezer, integrated dishwasher, Karndean flooring, UPVC double glazed window to the rear, stable style side entrance door, down lights, radiator, drawers, door to the utility room.

**UTILITY ROOM**

6'2" x 5'6" (1.88m x 1.68m)

Matching modern fitted wall and base units with work surface over incorporating stainless steel sink with drainer and mixer tap, integrated washing machine, space for tumbler dryer, quality fitted Karndean flooring, radiator, door to the integral double garage.

**STUDY**

8'7" x 8'0" (2.64m x 2.44m)

UPVC double glazed window, Karndean flooring, coving to the ceiling, radiator.

**FIRST FLOOR GALLERIED LANDING**

Doors to four double bedrooms and bathroom/w.c. Access to the boarded loft via drop down ladder, airing cupboard housing the cylinder, UPVC double glazed window to the front elevation and radiator.

**BEDROOM ONE**

11'3" x 10'5" (3.43m x 3.20m)

Built in wardrobes with hanging rail and shelving, UPVC double glazed window to the rear, door to the en suite shower room/w.c.



**EN SUITE SHOWER ROOM/W.C.**

8'2" x 5'4" (2.49m x 1.65m)

Three piece white suite comprising low flush w.c. pedestal wash basin and walk in double shower cubicle with sliding door and mixer shower. Fully tiled walls and UPVC double glazed frosted window to the rear. Extractor fan and heated chrome towel radiator.

**BEDROOM TWO**

14'4" x 8'0" (4.37m x 2.44m)

Quality fitted wardrobes with matching dressing table and drawers, dual aspect UPVC double glazed windows, radiator.

**BEDROOM THREE**

11'10" x 8'3" (3.61m x 2.54m)

UPVC double glazed window to the front, radiator.

**BEDROOM FOUR**

10'7" x 8'11" (3.25m x 2.74m)

UPVC double glazed window to the rear, radiator.

**BATHROOM/W.C.**

10'7" x 5'10" (3.25m x 1.78m)

Superb modern fitted white piece suite comprising panelled bath, low flush w.c., pedestal wash basin and corner shower cubicle with curved opening doors and mains Hydromax shower unit. Fully tiled walls, down lights, extractor and UPVC double glazed frosted window, heated chrome towel radiator.



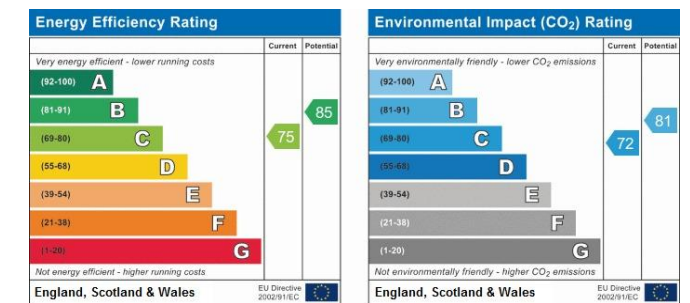
**OUTSIDE**

Tarmacadam driveway providing off street parking for two vehicles leading to double attached garage with electronically operated up and over door, power and lighting, boiler. To the rear of the property there is a good size enclosed lawned garden, which is one of the largest on the development, incorporating flagged patio area, which is ideal for entertaining purposes, vegetable plot to the side.



**EPC RATING**

To view the full Energy Performance Certificate please either call into one of our five local offices or search for the property on [www.richardkendall.co.uk](http://www.richardkendall.co.uk)



**LAYOUT 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 Wakefield office on 01924 291294 and they will be pleased to arrange a suitable appointment.