



Yorkshire's  
**Finest**  
*A Collection of Yorkshire's Finest Homes*

The Russets  
Flockton, Wakefield





## The Russets

### Flockton, Wakefield

Offers In Region Of £690,000

SET WELL BACK FROM ANY ROADS WITH NO PASSING TRAFFIC AND BACKING ONTO OPEN COUNTRYSIDE IS THIS LARGE FAMILY HOME ON A PLOT WHICH EXCEED  $\frac{1}{4}$  ACRE AND WHICH EXTENDS IN TOTAL TO NEARLY 3000 SQUARE FEET. ONE OF THE REMARKABLE ELEMENTS TO THE PROPERTY IS THE DETACHED DOUBLE GARAGE WITH ADJOINING WORKSHOP/STUDY WHICH TO THE FIRST FLOOR HAS A FULL SIZE SNOOKER TABLE WITH SURROUND SEATING AND BAR.

The large gardens offer high a degree of privacy with a flat lawned family recreational area, summer house and an alfresco dining patio from which the views of the surrounding countryside can be enjoyed. There is driveway parking for a number of cars and scope exists to dig out further to the front to create additional parking and turning area.

Internally the property has a delightful modern fitted kitchen with Bosch oven and Siemens dishwasher, enhanced by a spacious utility as well as a formal dining room with bi folding doors into the garden room, a cosy living room in addition to a vast sitting room. The master bedroom has the benefit of a stylish ensuite shower room and whole bank of modern fitted wardrobes and bedroom furniture. There are three additional spacious bedrooms each having pleasing rural views and fitted wardrobes serviced by the house bathroom which has a corner bath and separate walk in shower cubicle.



The workshop with modest changes could make an ideal home office and the snooker room above comes with the inclusions of the full size snooker table. If this room is not required as a snooker room, it could be adapted into an entertainment room, gymnasium or even a bedroom suite with bathroom and living area, subject to building regulations.

### WHAT3WORDS

///scratches.wing.resort

### AGENT NOTES

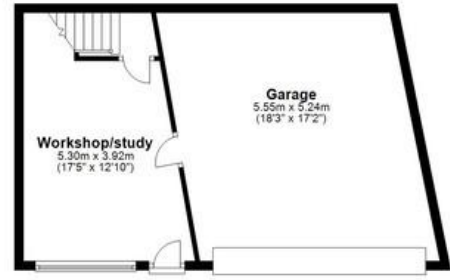
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3. The measurements indicated are supplied for guidance only and as such must be considered incorrect.
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
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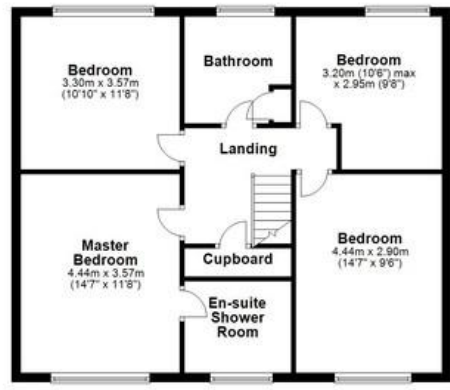
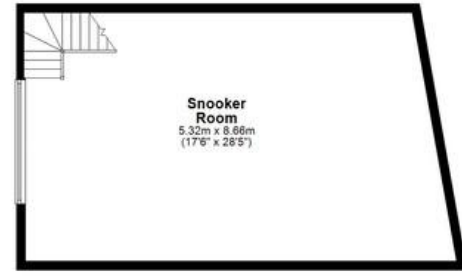




**Ground Floor**  
Approx. 151.5 sq. metres (1630.5 sq. feet)



**First Floor**  
Approx. 118.9 sq. metres (1279.6 sq. feet)



Total area: approx. 270.4 sq. metres (2910.0 sq. feet)







601 Wakefield Road, Huddersfield, West Yorkshire, HD5 9XP  
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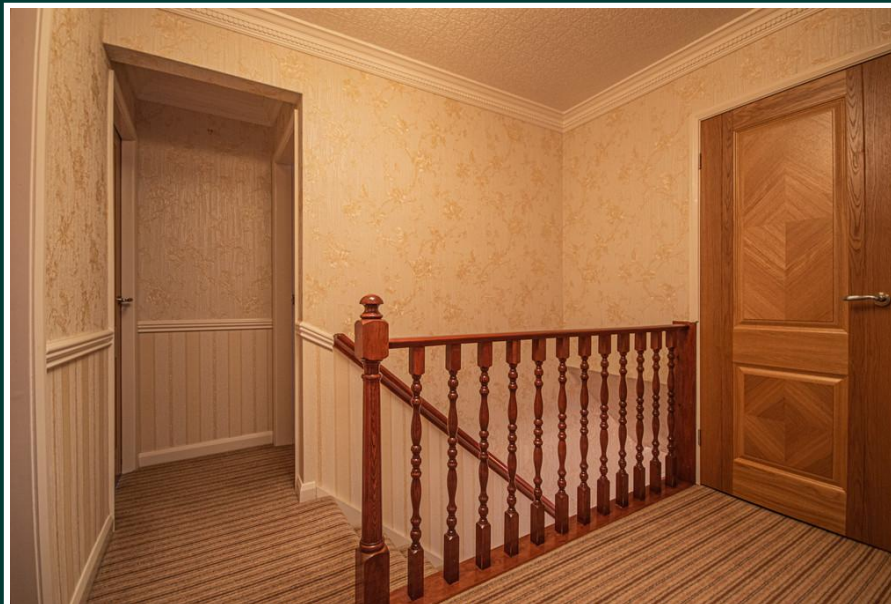




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