



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

Deputy's Croft, Barnsley Road
Flockton, Wakefield



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Offers In Region Of £465,000

STANDING ALONE IN SUBSTANTIAL GARDENS APPROX. 0.2 ACRES WITH ASSURED PRIVACY AND PLENTY OF PARKING INCLUDING A NEWLY BUILT DOUBLE GARAGE, OUR DOUBLE FRONTED DETACHED PROPERTY WITH 3/4 BEDROOMS IS PRESENTED TO AN INCREDIBLY HIGH STANDARD. IN THE HEART OF THE VILLAGE CLOSE TO LOCAL AMENITIES, THE PROPERTY HAS AN APPLICATION TO FURTHER EXTEND THIS SPACIOUS FAMILY HOME.

GROUND FLOOR

With a stunning kerb side appeal set in large spacious gardens well back from Barnsley road, you enter the property through a composite panelled and part glazed front entrance door. A staircase leads to the first floor with useful under stairs storage cupboard and wood laminate flooring.

The neutrally presented lounge enjoys great countryside views through the uPVC double glazed bay window to the front elevation. The main focal point is the multi fuel cast iron stove inset to an Inglenook style fireplace which is set on a stone hearth. The room feels spacious and bright given the stylish décor working well with the generous flow of natural light.

The floorplan shows a dining room which is established with a uPVC double glazed window to the front elevation. Currently utilised as a snug reception room, it would lend itself to become an additional 4th double ground floor bedroom if required. Providing versatile options for use, the new homeowners will find a



property ready to move in and suitable for multi generational living.

Extended the dining kitchen is fitted with a range of contemporary style base and wall mounted cabinets in a white high gloss finish with coordinated work surfaces, stainless steel sink with single drainer, half sink and mixer tap, stainless steel Range style oven with six ring gas hob and stainless steel/glass fan canopy above, integrated fridge and dishwasher. A uPVC double glazed French doors then leads out to the rear garden. The added bonus for the property is a utility room with plumbing for automatic washing machine, larder style cupboards matching those of the kitchen and a composite panelled side entrance door leading out to the garden, ideal for those necessary laundry duties.

The ground floor is completed with a cloakroom, established with a suite in white comprising; low flush WC, corner wash hand basin with half tiling to the walls and uPVC double glazed window to the rear.

FIRST FLOOR

Approaching the first floor via carpeted stairs, your reach the landing with loft access point. Leading to 3/4 bedrooms and a house bathroom, the stylish décor continues throughout.

With three double bedrooms, two to the front elevation and one overlooking the large rear garden, there could be scope to incorporate the office/study as ensuite provisions if so desired, all subject to planning permission.

The 4th bedroom is a perfect size for a nursery but

also given the requirements for many to work from home, the home office is an ideal attribute for this family home. With bespoke fitted furniture, the room is ready to use.

The house bathroom is fitted with a modern white suite comprising; panel bath with shower above and fitted shower screen, wall mounted wash hand basin with storage drawer under, low flush WC, tiled flooring, chrome wall mounted heated towel rail and partial tiling to the walls,

EXTERIOR INCLUDING DOUBLE GARAGE AND DRIVEWAY

This property stands on substantial gardens to both the front and rear. The front garden is mostly laid to lawn and there is a tarmac driveway with secure gated access and side stone chipped area providing substantial off road parking.

A newly built double garage is equipped with a w.c and sink and given the ample facilities for parking, the garage could be converted into a small annexe, gymnasium or home office, all subject to the usual constraints.

To the rear, a stone flagged patio stretches from the rear to the side with steps leading up to the garden which is also lawned providing a secure and private environment ideal for young children and pets alike.

PLANNING PERMISSION

The property benefits from not just a single storey extension planning, but for a further two storey extension – planning number 2022/62/91995E. The details can be found on the Kirklees Council Website.

Flockton is a well regarded village that provides all required needs for a family and is also located close to many main attractions that includes the National Coal Mining Museum, Yorkshire Sculpture Park and Cannon Hall Farm covered by 'Springtime on the Farm'. The family home located off Barnsley Road behind high security gates is very well-presented in lovely gardens that guarantees a great amount of space for the family to enjoy.

Known as a commuter village owing to the excellent proximity of the M1 motorway, the village of Flockton contains a newsagent/convenience store, a hairdressing salon, a junior school, a working men's club, a motorcycle shop, a church, two public houses and a fish and chip shop. Appreciated for a great community spirit, Flockton enjoys the benefits of a well regarded Doctors surgery and Flockton Church of England primary school.



WHAT3WORDS

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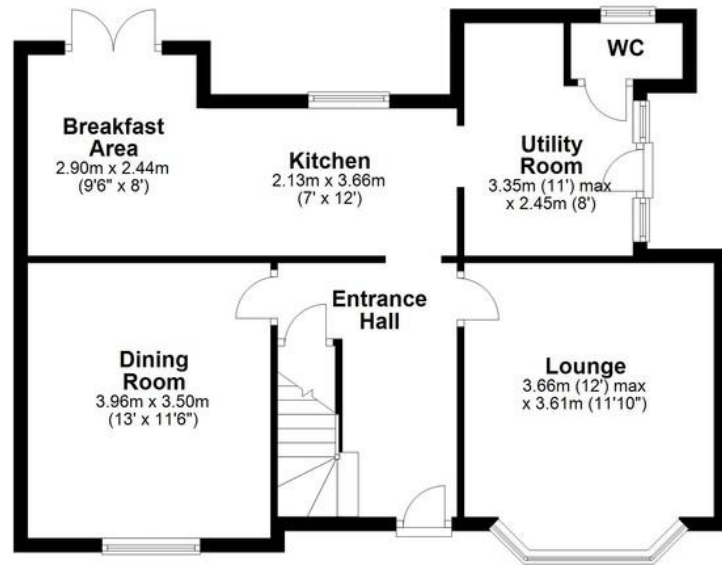
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2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. The measurements indicated are supplied for guidance only and as such must be considered incorrect.
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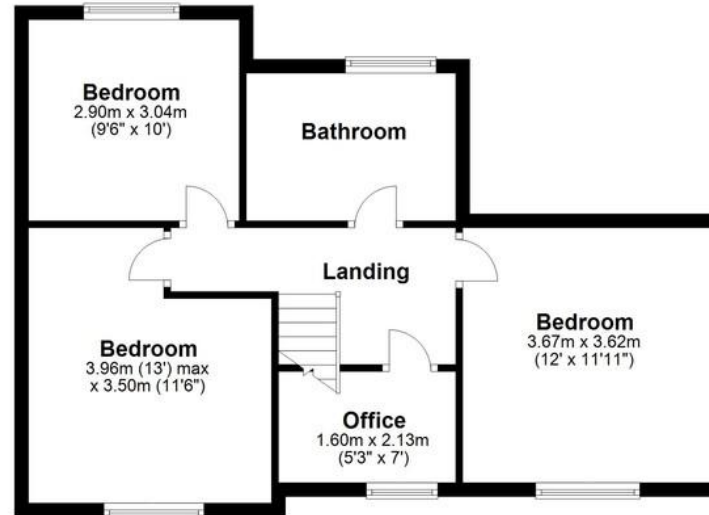
Ground Floor

Approx. 65.9 sq. metres (709.8 sq. feet)



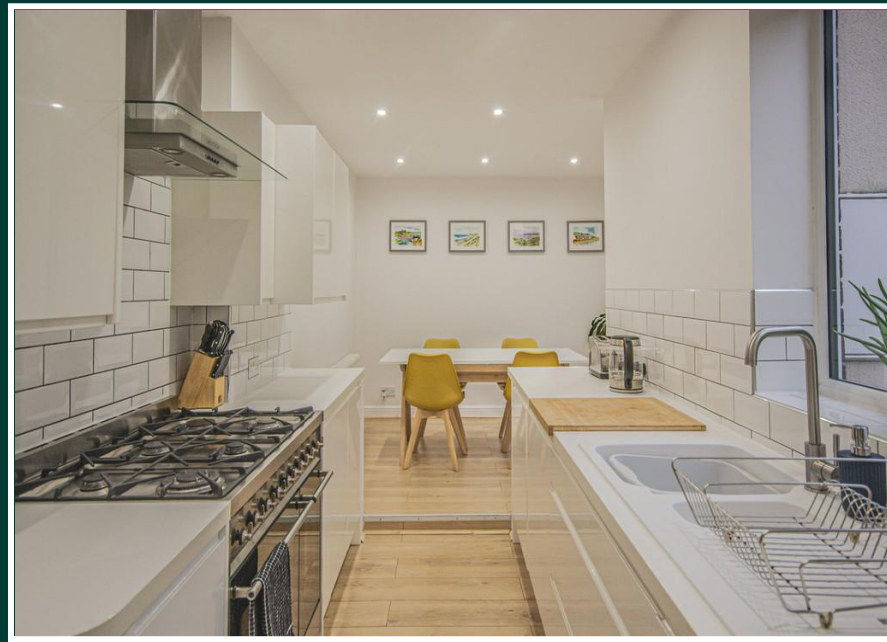
First Floor

Approx. 52.7 sq. metres (566.9 sq. feet)



Total area: approx. 118.6 sq. metres (1276.7 sq. feet)





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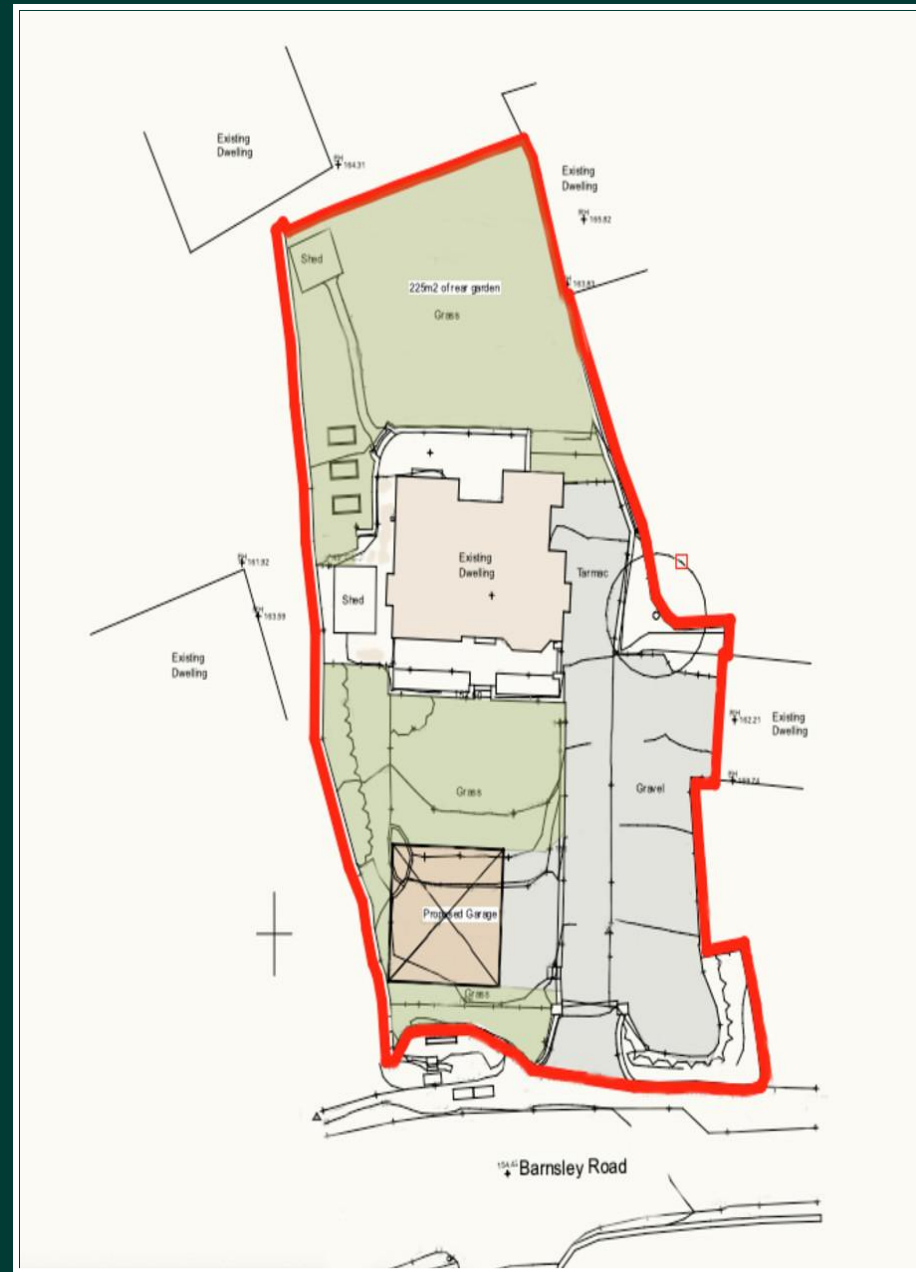


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