



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

Beckside  
Flockton, Wakefield



## Beckside

Flockton, Wakefield

Offers In Region Of £450,000

WELCOME TO YOUR NEW HOME! THIS BEAUTIFUL 4-BEDROOM HOUSE OFFERS A PERFECT BLEND OF COMFORT, STYLE, AND FUNCTIONALITY. FEATURING A SPACIOUS OFFICE ROOM THAT CAN BE USED AS A BEDROOM AND A DOUBLE GARAGE, THIS HOME IS IDEAL FOR MODERN LIVING. LOCATED IN A SERENE NEIGHBOURHOOD, IT PROVIDES A PEACEFUL RETREAT WHILE BEING CLOSE TO ESSENTIAL AMENITIES.

**The property comprises of:**

**Spacious Living Areas:** The inviting living room is bright and airy, featuring large windows, high-quality flooring, and elegant decor, providing ample space for relaxation.

**Kitchen:** The contemporary kitchen is fully equipped with stainless steel appliances, plenty of counter space and cabinetry, and a cozy dining area, offering lovely views of the garden.

**Bedrooms:** The luxurious master suite includes a spacious bedroom with an en-suite bathroom and a walk-in wardrobe. Three additional bedrooms are comfortable and well-sized, each with ample storage and natural light. With one currently being used as a home office



**Double Garage:** The double garage provides secure parking for two cars with additional storage space.

**Garden:** The front garden is well-maintained and welcoming, while the back garden is beautifully landscaped, perfect for outdoor activities and entertaining. It features a patio area and lush greenery.

Located in a peaceful and family-friendly area with excellent transport links, this home is close to schools, local shops, parks, and dining options, making it an ideal place for families and professionals alike.

Don't miss out on this fantastic opportunity to own a beautiful home in a sought-after neighborhood. Contact us today to arrange a viewing and see for yourself all that this property has to offer.

**ADDITIONAL INFORMATION**

Tenure: Freehold

Council Tax: Band F

EPC: C

What3Words: sweetly.canal.teeth

Parking: Double Garage, Driveway

## UTILITIES

Gas: Mains

Electric: Mains

Water & Drainage: Mains

Heating: Gas

Broadband: Ultrafast Available

Mobile Coverage: 4G Available - check with your provider

## AGENT NOTES

### 1. MONEY LAUNDERING REGULATIONS:

Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

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.

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.

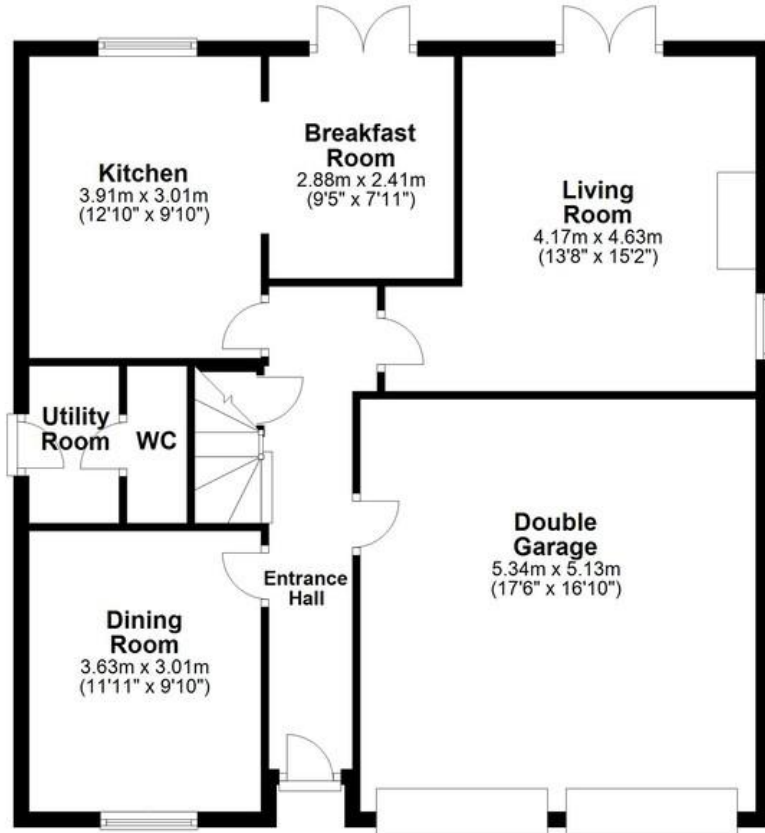
5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER YORKSHIRES FINEST LIMITED NOR ANY OF ITS EMPLOYEES HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.





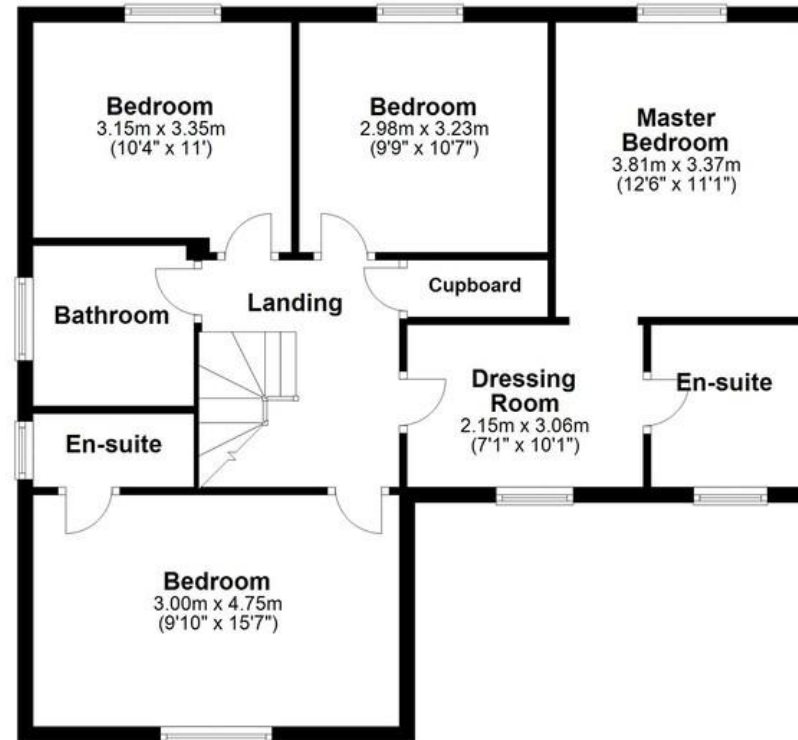
### Ground Floor

Approx. 93.1 sq. metres (1002.3 sq. feet)



### First Floor

Approx. 74.9 sq. metres (806.0 sq. feet)



Total area: approx. 168.0 sq. metres (1808.3 sq. feet)





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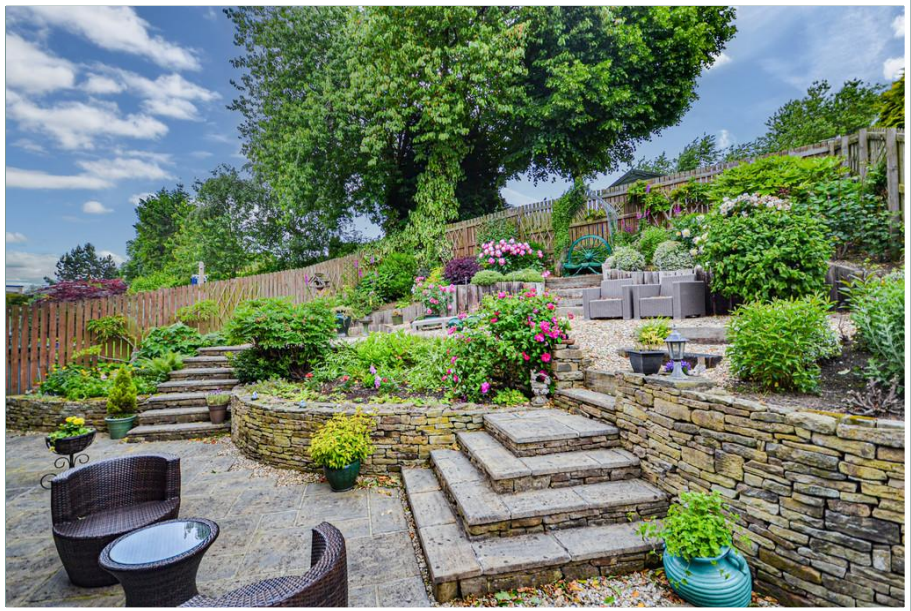


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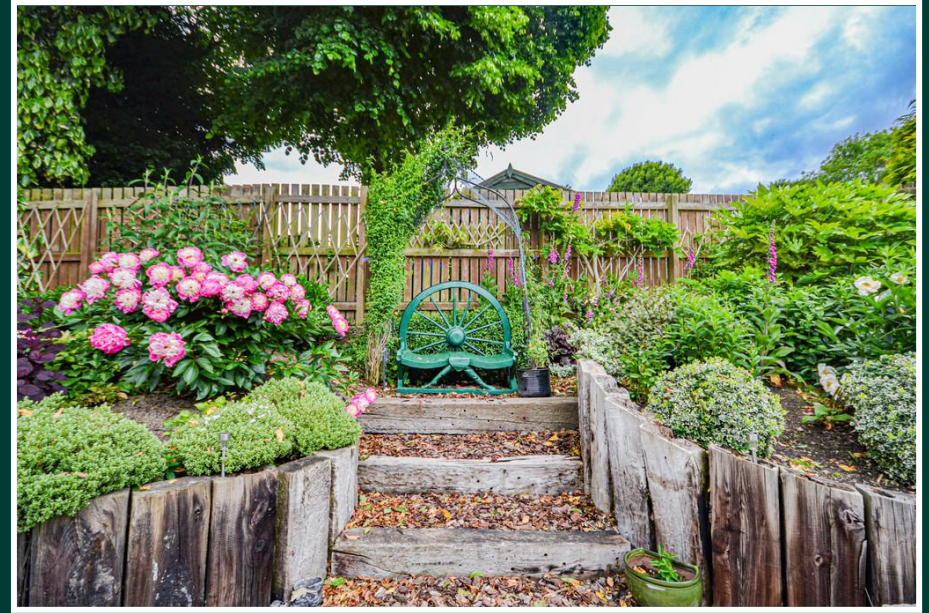


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