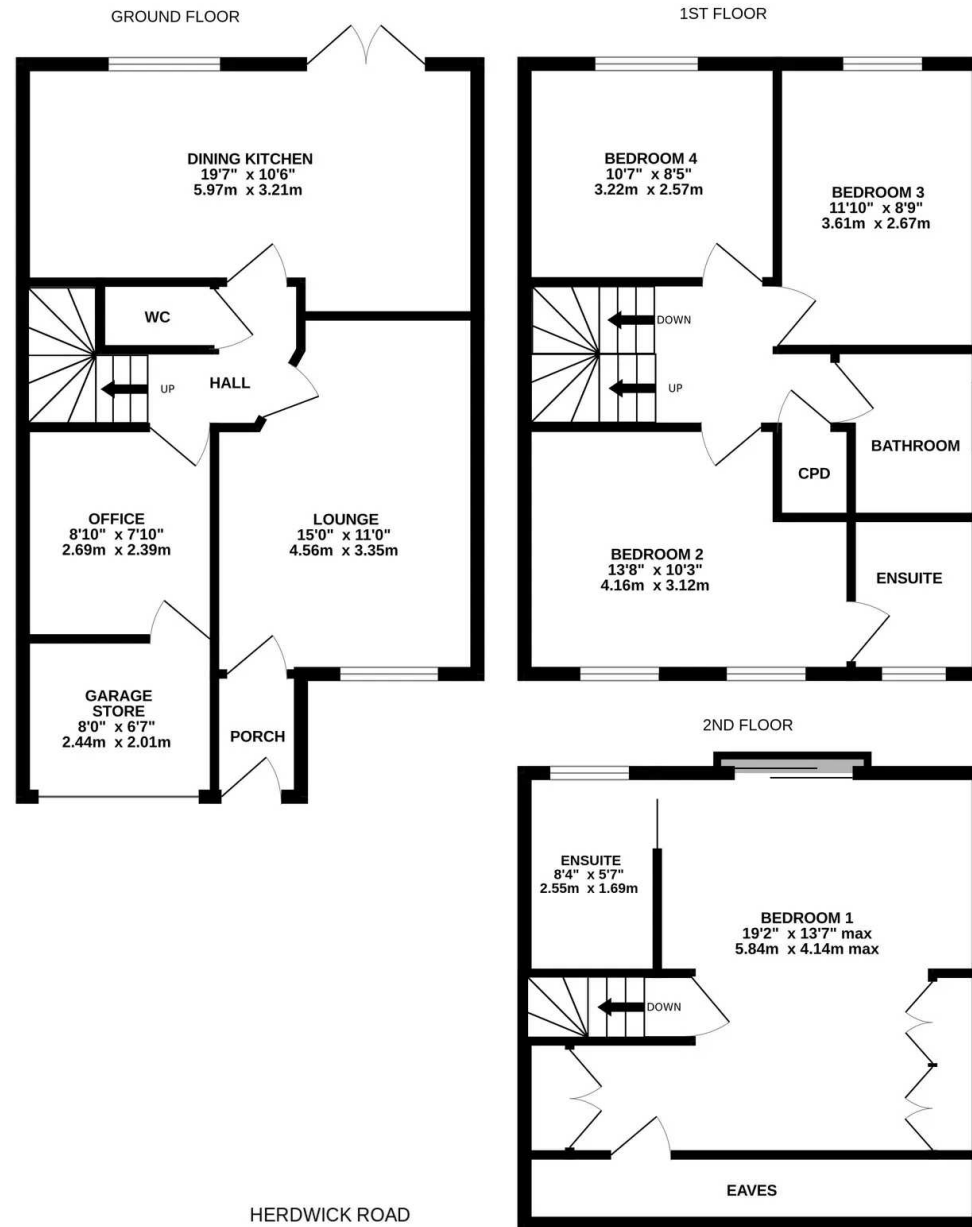




## Herdwick Road, Flockton

Wakefield, WF4 4FJ

Offers in Region of **£340,000**



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Herdwick Road

Flockton, Wakefield, WF4 4FJ

AN EXCEPTIONALLY PRESENTED, SEMI-DETACHED, FAMILY HOME NESTLED IN A POPULAR DEVELOPMENT AND SITUATED IN THE SOUGHT-AFTER VILLAGE OF FLOCKTON. POSITIONED ON THE FRINGES OF THE DEVELOPMENT, THE PROPERTY BOASTS FABULOUS OPEN-ASPECT VIEWS ACROSS NEIGHBOURING FIELDS TO THE REAR, HAS BEEN TASTEFULLY IMPROVED AND EXTENDED BY THE CURRENT VENDORS TO CREATE A VERSATILE AND SPACIOUS HOME WITH WOW-FACTOR PRINCIPAL BEDROOM TO THE SECOND FLOOR. THE PROPERTY IS IN A GREAT POSITION FOR ACCESS TO COMMUTER LINKS, CLOSE TO AMENITIES AND IN CATCHMENT FOR WELL REGARDED SCHOOLING.

Council Tax Band C.

EPC Rating B.

Tenure Freehold.







## GROUND FLOOR

### ENTRANCE HALL

3' 7" x 5' 7" (1.09m x 1.70m)

Enter into the property through a double-glazed composite front door with obscure glazed inserts into the entrance hall. There is a ceiling light point, a radiator, and a multi-panel door providing access to the lounge.

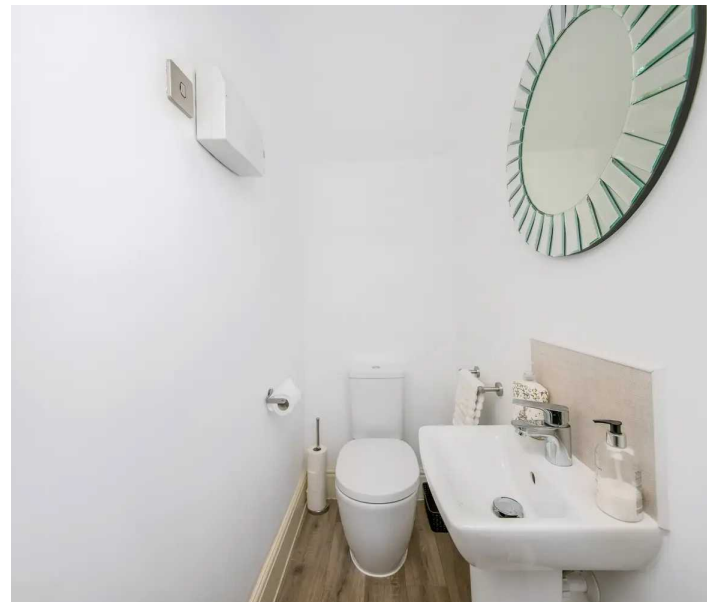
### LOUNGE

15' 0" x 11' 0" (4.57m x 3.35m)

The lounge is a generously proportioned reception room which features a bank of double-glazed windows to the front elevation. The room features a central ceiling light point, a radiator, television and telephone points, and a multi-panel door providing access to the inner hallway.

### INNER HALLWAY

The inner hallway provides access to the open-plan dining kitchen, the downstairs w.c., and a versatile second reception room/home office. There is a ceiling light point and a kite winding staircase with wooden banister rising to the first floor.



### DOWNSTAIRS W.C.

5' 0" x 3' 0" (1.52m x 0.91m)

The downstairs w.c. features a modern two-piece suite which comprises of a low-level w.c. with push-button flush and a broad pedestal wash hand basin with tiled splashback. There is a ceiling light point, a radiator, and an extractor fan.

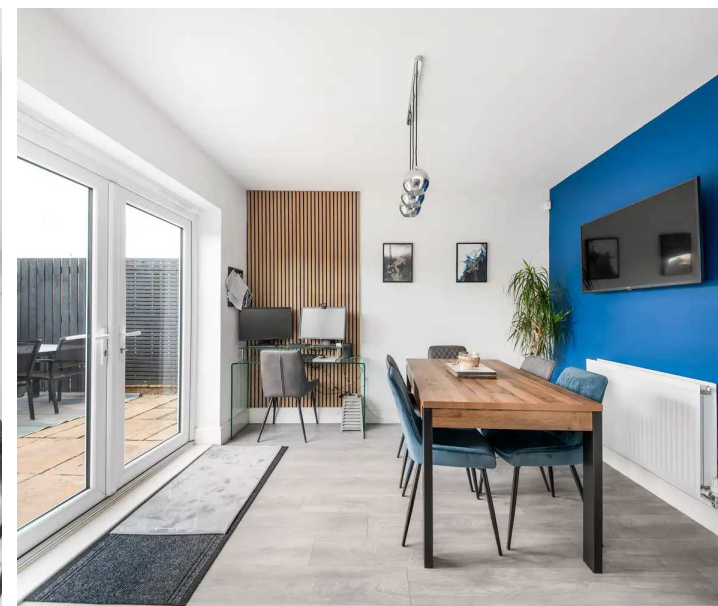
## OPEN-PLAN DINING KITCHEN

19' 7" x 10' 6" (5.97m x 3.20m)

The open-plan dining kitchen is a light and airy room with a double-glazed bank of windows to the rear elevation and double-glazed French doors which provide direct access to the gardens. There is high-quality flooring, inset spotlighting over the kitchen area, a central ceiling light point over the dining area, and pleasant views across the property's landscaped gardens and of fields behind.

The kitchen features a wide range of fitted wall and base units with high-gloss cupboard fronts and with complementary rolled edge work surfaces over, which incorporate a one-and-a-half bowl stainless-steel sink and drainer unit with chrome mixer tap. There are built-in appliances, including a four-ring gas hob with stainless steel splashback and canopy-style cooker hood over, and an electric fan-assisted double oven. There is an integrated dishwasher and a built-in washing machine. The kitchen also features a large larder cupboard, under-unit lighting, and soft closing doors and drawers.

The dining area benefits from the previously mentioned French doors and has been adapted to create space for a home office with attractive wall panelling. There is also a radiator.







#### **HOME OFFICE / SECOND RECEPTION ROOM**

7' 10" x 8' 10" (2.39m x 2.69m)

This versatile space can be utilised in a variety of ways, including a games room, hobby room, or as a home office. There is a multi-panel timber and glazed door providing borrowed light to and from the inner hallway and the integral garage space. The room features inset spotlighting to the ceiling and attractive flooring with underfloor heating.

#### **GARAGE**

8' 0" x 6' 7" (2.44m x 2.01m)

The garage space has been adapted and is utilised as storage. There is an up-and-over door, as well as lighting and power in situ.

**\*\*Please note that garage and home office space could easily be reconfigured to create a formal garage space for off-street parking if required.\*\***

## FIRST FLOOR

### FIRST FLOOR LANDING

Taking the staircase from the inner hallway, you reach the first floor landing. There are multi-panel doors providing access to three double bedrooms, the house bathroom, and a useful storage cupboard. There is an inset spotlight to the ceiling and a kite winding staircase with wooden banister and spindles which provides access to the second floor.

### BEDROOM TWO

13' 8" x 10' 3" (4.17m x 3.12m)

Bedroom two is a generously proportioned, light and airy double bedroom with ample space for freestanding furniture. There are two windows to the front elevation which provide the room with a great deal of natural light, a ceiling light point, a radiator, and the room benefits from en-suite shower room facilities.

### BEDROOM TWO EN-SUITE SHOWER ROOM

5' 7" x 6' 7" (1.70m x 2.01m)

The en-suite shower room features a modern three-piece suite which comprises of a low-level w.c. with push-button flush, a broad pedestal wash hand basin with chrome Monobloc mixer tap, and a fixed frame shower cubicle with thermostatic shower cubicle. There is laminate effect vinyl flooring, attractive tiling to the splash areas, inset spotlighting to the ceiling, an extractor fan, and a chrome ladder-style radiator. There is also a bank of double-glazed windows with obscure glass and tiled sill to the front elevation.







### **BEDROOM THREE**

11' 10" x 8' 9" (3.61m x 2.67m)

Bedroom three is another generously proportioned, light and airy double bedroom with ample space for freestanding furniture. The room enjoys fantastic open-aspect views over neighbouring fields through the bank of windows to the rear elevation. There is a ceiling light point and a radiator.

### **BEDROOM FOUR**

10' 7" x 8' 5" (3.23m x 2.57m)

Bedroom four is a well proportioned double bedroom with ample space for freestanding furniture. The room is situated to the rear of the property and offers fantastic open-aspect views through the bank of double-glazed windows to the rear elevation. There is a ceiling light point and a radiator.

### **HOUSE BATHROOM**

6' 7" x 6' 8" (2.01m x 2.03m)

The house bathroom features a modern three-piece suite which comprises of a low-level w.c. with push-button flush, a broad pedestal wash hand basin with chrome Monobloc mixer tap, and a panel bath with chrome mixer tap, glazed shower guard and electric Mira Azora shower over. There is attractive contrasting tiling to the splash areas, a chrome ladder-style radiator, and a double-glazed window with obscure glass to the side elevation. The bathroom has inset spotlighting to the ceiling and an extractor fan.





## SECOND FLOOR

Taking the kite winding staircase from the first floor landing, you reach the second floor.

### BEDROOM ONE

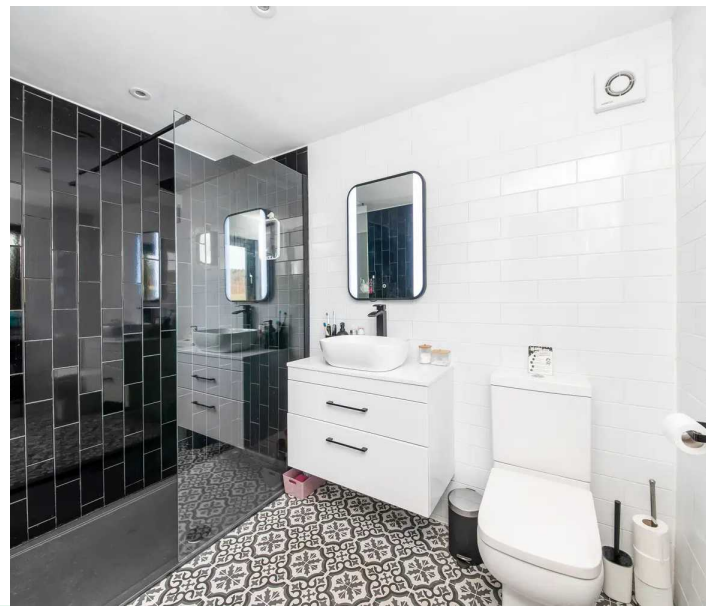
19' 2" x 13' 7" (5.84m x 4.14m)

Bedroom one is an impressive double bedroom which features stylish décor and enjoys a great deal of natural light courtesy of the two double-glazed skylight windows and the fabulous Juliet balcony to the rear elevation, which takes full advantage of the property's position, with uninterrupted panoramic views across neighbouring fields and of open countryside. The room features inset spotlighting to the ceiling, a vertical column radiator, a media wall unit with space for a sound bar and flat screen television, and a multi-panel pocket door which provides access to a luxury en-suite shower room. The primary bedroom also benefits from bespoke, high-quality fitted furniture which includes built-in wardrobes with hanging rails and shelving, a matching drawer unit recessed into the eaves, and further built-in wardrobes which provide additional storage. There is further storage enclosed under the eaves.



### JULIET BALCONY

To the rear of the principal bedroom, there are large, double-glazed, sliding patio doors which provide access to the Juliet balcony, which features a brushed steel handrail with glazed balustrade and provides fantastic views across the rear gardens and of neighbouring fields.





**BEDROOM ONE EN-SUITE SHOWER ROOM**

8' 4" x 5' 7" (2.54m x 1.70m)

The luxury en-suite shower room features high-quality fittings including a three-piece suite comprising of a low-level w.c. with push-button flush, a broad bowl wash hand basin set upon a floating high-gloss vanity unit and with matte black mixer tap, and a step-in fixed frame shower cubicle with thermostatic rainfall showerhead and glazed shower guard. There is attractive tiled flooring and contrasting, high-gloss, brick-effect tiling to the walls, inset spotlighting to the ceiling, and a double-glazed window to the rear elevation which takes full advantage of the views. There is an extractor fan, a ladder-style radiator, and recessed shelving for toiletries.



## EXTERNAL

### Front Garden

The property is situated at the edge of a popular development. Externally to the front, there is a block paved driveway providing off-street parking for two vehicles. There is a flagged pathway which meanders through flower and shrub beds to the front door, as well as a gate to the side of the property which leads to the rear gardens, and an external light.

### Rear Garden

To the rear, the property benefits from an enclosed, landscaped garden which features a flagged patio area ideal for al fresco dining and barbecuing. There is a low-maintenance gravelled hardstanding where there is currently an outdoor kitchen with fitted base units, shelving, a tiled prep area, further built-in storage, a bin store, and a barbecue. The garden then proceeds to a raised decked area which is ideal for a sheltered entertaining area. There is a lawn which sweeps to the top of the garden with well-stocked flower and shrub. At the top of the garden is a further raised decked area. There are fence boundaries, external lighting, an external tap, and three external double sockets. The rear garden takes full advantage of views across neighbouring fields and of the pleasant woodland backdrop, and has a flagged pathway down the side of the property which leads to a gate providing access to the front garden.









**ADDITIONAL INFORMATION**

Please note that garage and home office space could easily be reconfigured to create a formal garage space for off-street parking if required.

**VIEWING**

For an appointment to view, please contact the Kirkburton Office on 01484 603399.

**BOUNDARY OWNERSHIP**

The boundary ownerships and tenure of the property have not been checked on the title deeds for any discrepancies or rights of way if any (This is a standard statement on all our brochures due to the Property Misdescription's Act)

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**OFFICE OPENING TIMES**

7 DAYS A WEEK

Monday to Friday – 8:45am to 5:30pm

Saturday – 9am to 4:30pm

Sunday – 11am to 4pm









## Simon Blyth Estate Agents

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