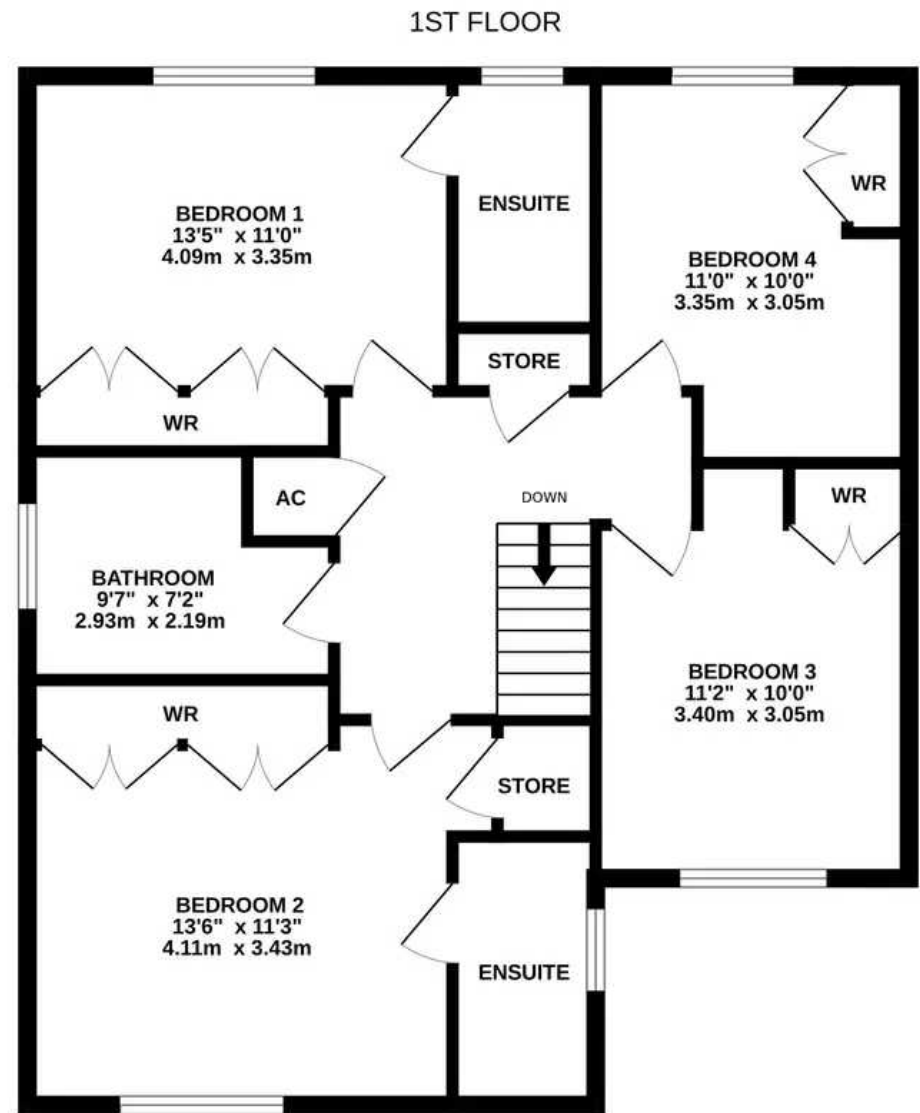
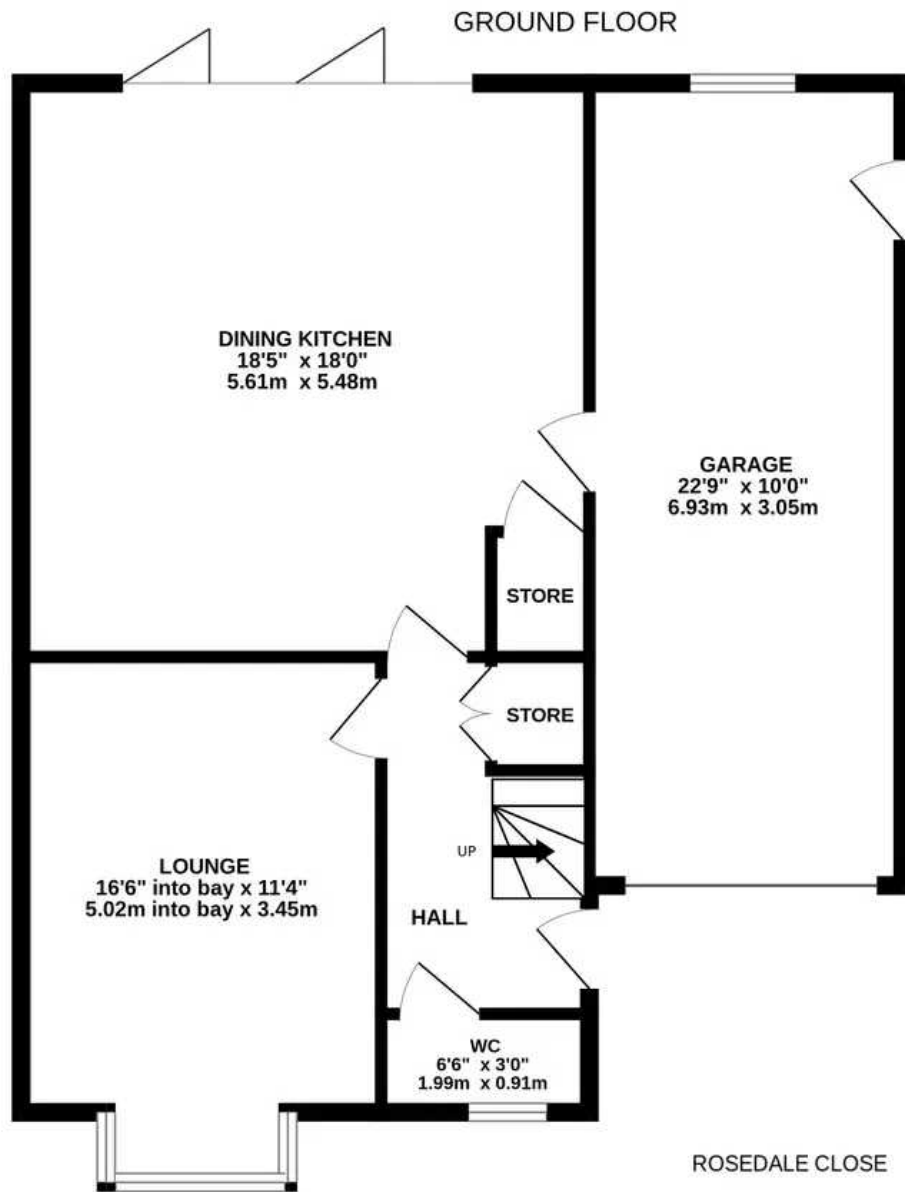




19 Rosedale Close, Flockton

Wakefield, WF4 4FP

Offers in Region of **£525,000**



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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19 Rosedale Close

Flockton, Wakefield, WF4 4FP

A SUPERBLY APPOINTED, DETACHED, FAMILY HOME SITUATED IN AN EXECUTIVE DEVELOPMENT AND LOCATED IN THE POPULAR VILLAGE OF FLOCKTON. BOASTING BREATHTAKING VIEWS ACROSS THE VALLEY AND FINISHED TO AN EXACTING STANDARD INTERNALLY. CONVENIENTLY POSITIONED FOR ACCESS TO COMMUTER LINKS, IN CATCHMENT FOR WELL REGARDED SCHOOLING AND WITH PLEASANT WALKS NEARBY. THE PROPERTY HAS BEEN VASTLY IMPROVED BY THE CURRENT OWNERS AND IS IN TURN-KEY CONDITION. EARLY VIEWINGS ARE A MUST IN ORDER TO TRULY APPRECIATE THE ACCOMMODATION ON OFFER.

The property accommodation briefly comprises of entrance hall, downstairs WC, lounge with bay window, open-plan dining-kitchen with bi-folds to the rear and integral, tandem garage to the ground floor. To the first floor there are four double bedrooms with fitted furniture and the house bathroom. Bedroom one and two benefiting from en-suite facilities. Externally there is a driveway providing off street parking for multiple vehicles and a lawn garden. To the rear is a fantastic enclosed garden with flagged patio and generous lawn which offers fantastic panoramic views across the valley.

EPC Rating B.

Council Tax Band E.

Tenure Freehold.





GROUND FLOOR

ENTRANCE HALL

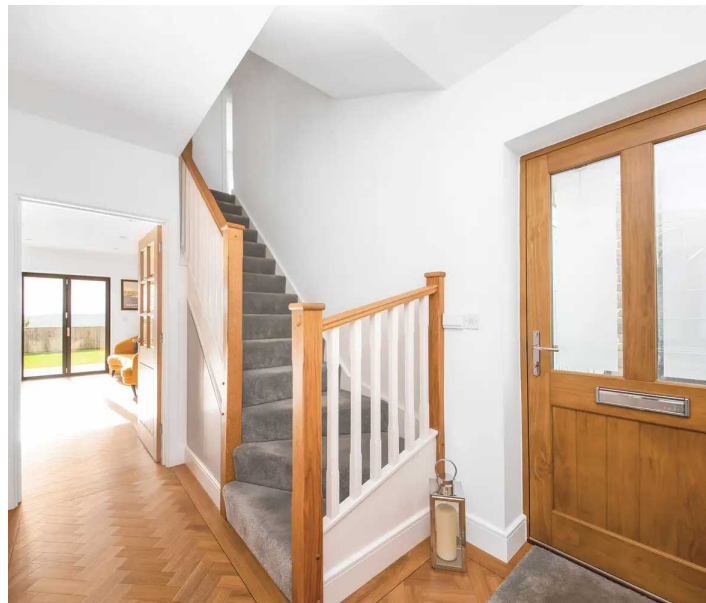
11' 3" x 6' 6" (3.43m x 1.98m)

Enter into the property through a double-glazed composite door with part-obscure inserts from the side elevation. The entrance hall features a radiator, a ceiling light point, fabulous Amtico parquet flooring, oak doors providing access to the downstairs w.c. and the lounge, and a multi-panel oak and glazed door proceeds into the open-plan dining kitchen. A kite winding staircase with oak banister, newel post, and spindle balustrade proceeds to the first floor.

LOUNGE

16' 6" x 11' 4" (5.03m x 3.45m)

The lounge is decorated to a high standard and features a double-glazed bay window to the front elevation, a central ceiling light point, a radiator, and television and telephone points.





DOWNSTAIRS W.C.

6' 6" x 3' 0" (1.98m x 0.91m)

The downstairs w.c. features a modern two-piece suite comprising of a low-level w.c. with concealed cistern and push-button flush and a wall hung wash hand basin with vanity cupboard beneath and chrome mixer tap. There is attractive marble-effect porcelain tiling to the walls and floors, inset spotlighting to the ceiling, an extractor fan, a radiator, and a double-glazed window with obscure glass to the front elevation.

OPEN-PLAN DINING KITCHEN

18' 0" x 18' 5" (5.49m x 5.61m)

The attractive Amtico flooring continues from the entrance hall into the light and generously proportioned dining kitchen, which features high-quality fitted wall and base units with shaker-style, solid wood cupboard fronts and complementary marbled granite work surfaces, incorporating a one-and-a-half-bowl inset sink with brushed chrome mixer tap. The kitchen is equipped with built-in Siemens appliances, including waist-level fan assisted oven with warming drawer, shoulder-level microwave oven, dishwasher, fridge and freezer unit, and five-ring induction hob with granite splashback. The centrepiece is the fabulous breakfast island with pull-out plug point. There are three ceiling light points, two radiators, under-unit lighting, inset spotlighting, and anthracite aluminium bi-fold doors to the rear elevation, offering fantastic views across the manicured gardens and the valley beyond. Oak doors provide access to the integral garage/utility and enclose a useful understairs pantry.

PANTRY

3' 7" x 2' 10" (1.09m x 0.86m)

The Amtico flooring continues into the pantry from the dining kitchen. The pantry features fitted shelving and a ceiling light point.





INTEGRAL GARAGE

22' 9" x 10' 0" (6.93m x 3.05m)

The integral garage features an up-and-over door and benefits from lighting and power in situ. At the rear of the garage is a utility area which features fitted wall and base units with solid wood shaker-style cupboard fronts and complementary rolled edge work surfaces over, which incorporate a single bowl, stainless-steel Blanco sink and drainer unit with chrome mixer tap. The utility area has plumbing and provisions for an automatic washing machine and space for a tumble dryer, and a bank of double-glazed windows to the rear elevation which provide fantastic views across the property's gardens and beyond. There is a pedestrian composite door to the side elevation, providing direct access to the rear gardens.

FIRST FLOOR

FIRST FLOOR LANDING

Taking the staircase from the entrance hall, you reach the first floor landing, which features an oak banister with spindle balustrade over the stairwell head. There are oak doors providing access to four well-proportioned double bedrooms, the house bathroom, the hot water cylinder cupboard, and a useful toiletry store. There is also a radiator, a ceiling light point, and a loft hatch which provides access to a useful attic space.

BEDROOM ONE

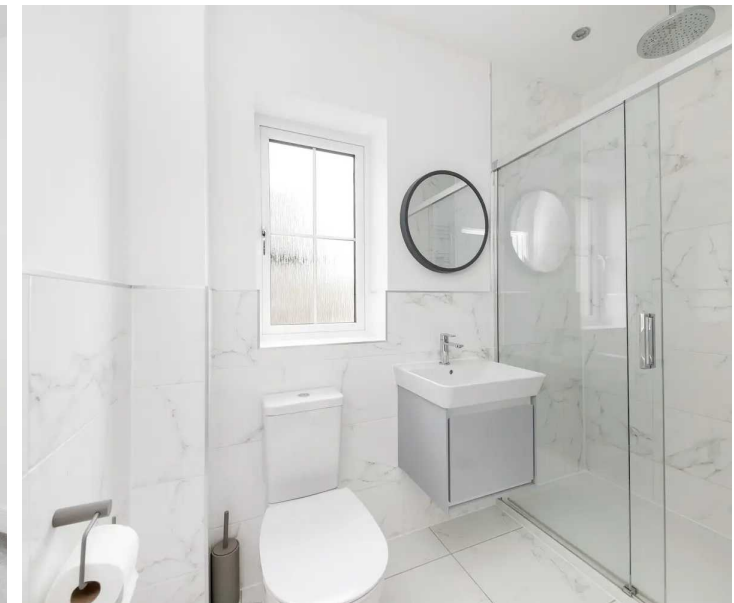
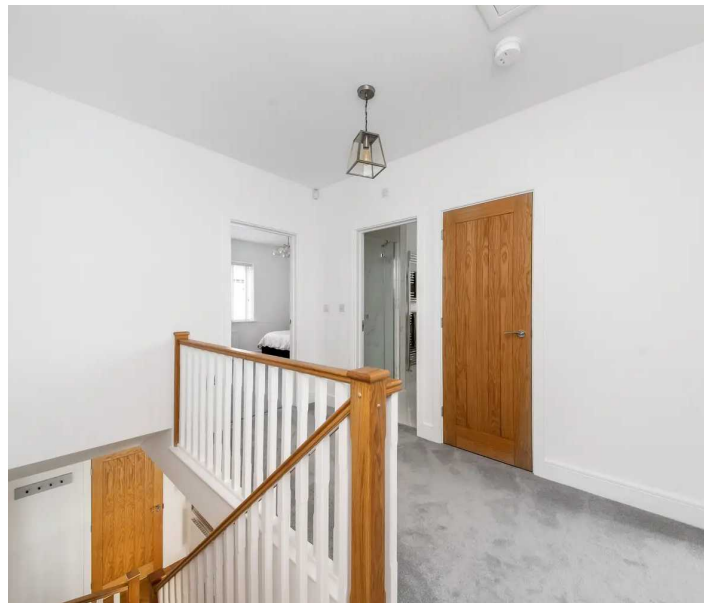
11' 0" x 13' 5" (3.35m x 4.09m)

Bedroom one is a generously proportioned, light and airy double bedroom with ample space for freestanding furniture. The room features a bank of double-glazed windows to the rear elevation, offering fantastic, open-aspect views across the valley, and is furnished with wall-to-wall fitted wardrobes with sliding mirrored doors, hanging rails, and shelving. There is also a central ceiling light point, a radiator, and en-suite shower room facilities.

BEDROOM ONE EN-SUITE SHOWER ROOM

8' 0" x 4' 6" (2.44m x 1.37m)

The en-suite shower room features a modern three-piece suite comprising of a fixed frame walk-in shower cubicle with thermostatic rainfall shower, a broad wash hand basin with chrome Monobloc mixer tap set upon a floating vanity unit, and a low-level w.c. with push-button flush. There are attractive, marble-effect, porcelain tiles to the walls and floors, a chrome ladder-style radiator, inset spotlighting to the ceiling, an extractor fan, and a double-glazed window with obscure glass and tiled sill to the rear elevation.





BEDROOM TWO

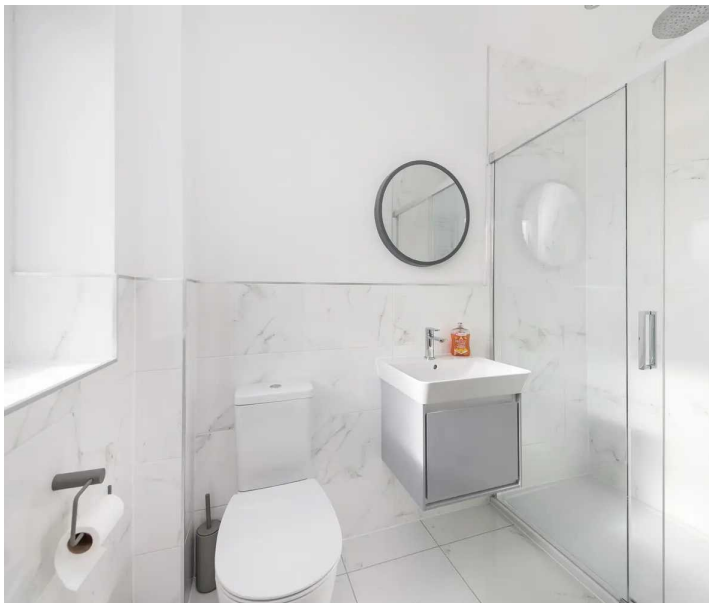
13' 6" x 11' 3" (4.11m x 3.43m)

Bedroom two is another generously proportioned double bedroom which benefits from an array of fitted furniture, including floor-to-ceiling built-in wardrobes with hanging rails, shelving, and storage cupboards above. The room features a central ceiling light point, a radiator, a bank of double-glazed windows to the front elevation, a useful cupboard over the bulkhead for the stairs, and en-suite shower room facilities.

BEDROOM TWO EN-SUITE SHOWER ROOM

8' 0" x 4' 6" (2.44m x 1.37m)

The en-suite shower room features a contemporary three-piece suite which comprises of a walk-in, fixed frame shower cubicle with thermostatic rainfall shower head, a broad wash hand basin with chrome Monobloc mixer tap set upon a vanity cupboard, and a low-level w.c. with push-button flush. There is attractive, marble-effect, porcelain tiling to the walls and floors, inset spotlighting to the ceiling, an extractor fan, a chrome ladder-style radiator, and a double-glazed window with obscure glass and tiled sill to the side elevation.



BEDROOM THREE

11' 2" x 10' 0" (3.40m x 3.05m)

Bedroom three is a double bedroom with ample space for freestanding furniture. The room benefits from built-in wardrobes with hanging rails, shelving, and cupboards above, and a matching set of drawers. There is a ceiling light point, a radiator, fitted shelving, and a bank of double-glazed windows to the front elevation.

BEDROOM FOUR

10' 0" x 11' 0" (3.05m x 3.35m)

Bedroom four is another light and airy double bedroom with ample space for freestanding furniture. There is a window to the rear elevation provides a fantastic panoramic view across the valley, and there is a ceiling light point, a radiator, and high-quality fitted furniture including built-in wardrobes with cupboards above and a dressing table with matching drawer units beneath.

HOUSE BATHROOM

9' 8" x 7' 2" (2.95m x 2.18m)

The house bathroom features a contemporary four-piece suite comprising of a double-ended panel bath with side mounted chrome mixer tap, a low-level w.c. with concealed cistern and push-button flush, a broad wash hand basin with chrome Monobloc mixer tap and vanity cupboard beneath, and a walk-in shower cubicle with thermostatic rainfall shower. There is attractive, marble-effect, porcelain tiling to the walls and floors, inset spotlighting to the ceiling, a chrome ladder-style radiator, an extractor fan, and a double-glazed window with obscure glass to the side elevation.



EXTERNAL

FRONT GARDEN

Externally to the front, the property features a tarmacadam driveway which provides off-street parking for multiple vehicles and leads to the integral garage. There is a front lawn garden with low maintenance gravel borders and a gate to the side of the property which encloses the rear garden. There is an external up-and-down light and an EV charging point to the side of the garage.

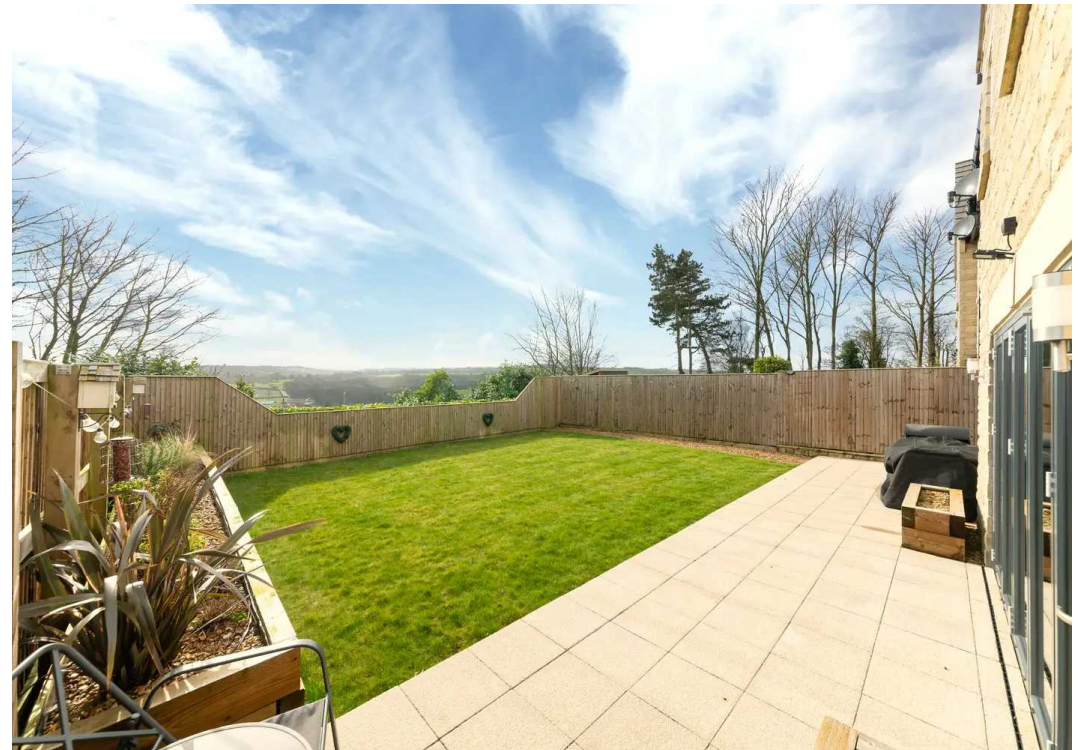
REAR GARDEN

Externally to the rear, the property benefits from a flagged patio area which is an ideal space for al fresco dining and barbecuing. The rear garden is fully enclosed and laid predominantly to lawn with a low maintenance gravel border and sleeper beds for flowers and shrubs. There are attractive fenced boundaries, external lighting, an external security light, and a gate at the bottom of the garden which provides access to the lower portion. The gardens enjoy fantastic, panoramic views across the valley.

PARKING

Driveway - 2 parking spaces





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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PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES.

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7 DAYS A WEEK

Monday to Friday – 8:45am to 5:30pm

Saturday – 9am to 4:30pm

Sunday – 11am to 4pm



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