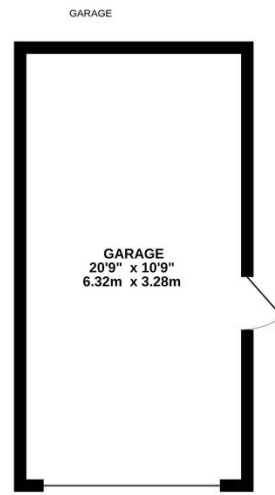
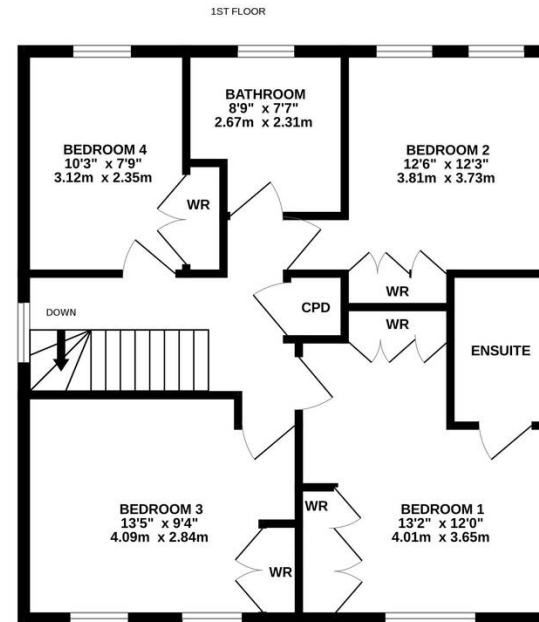
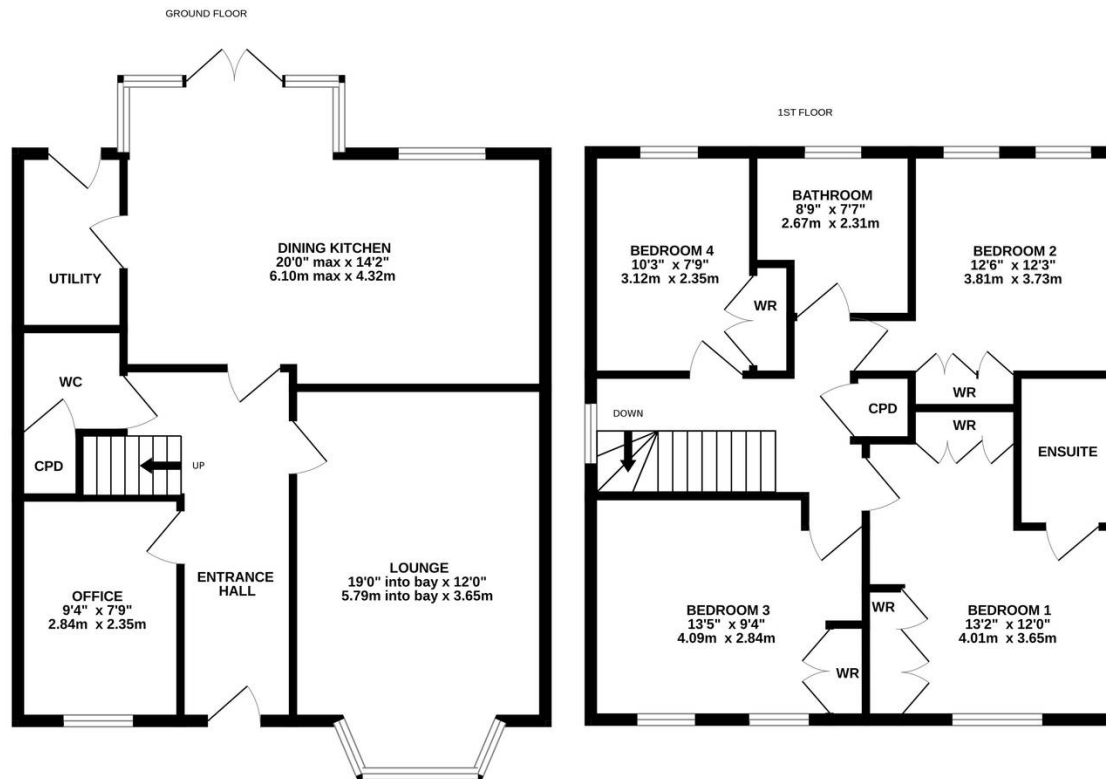




20 Grange Ash Close, Flockton
Wakefield, WF4 4FF

Offers Over **£450,000**



GRANGE ASH CLOSE

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20 Grange Ash Close

Flockton, Wakefield, WF4 4FF

NESTLED AT THE HEAD OF A PRIVATE CUL-DE-SAC SETTING IN THE POPULAR VILLAGE OF FLOCKTON IS THIS EXECUTIVE, DETACHED, FAMILY HOME. OFFERING WELL APPOINTED ACCOMMODATION AND BENEFITING FROM OPEN-PLAN DINING-KITCHEN, FOUR DOUBLE BEDROOMS AND HOME OFFICE. CONVENIENTLY POSITIONED FOR ACCESS TO COMMUTER LINKS, IN CATCHMENT FOR WELL REGARDED SCHOOLING AND WITH PLEASANT WALKS NEAR-BY.

The property comprises of entrance hall with Amtico flooring, spacious lounge with media wall unit with decorative Venetian plaster finish, open-plan dining kitchen, home office, utility room and WC to the ground floor. To the first floor are four double bedrooms and the house bathroom, the principal bedroom having en-suite shower room facilities. Externally, there is a tandem driveway to the side leading to a detached single garage, there is a tarmac hardstanding to the front providing further off-street parking. To the rear is an enclosed, low maintenance garden with Indian stone flagged patio areas and artificial lawn.

Tenure Freehold.

Council Tax Band E.

EPC Rating B.





GROUND FLOOR

ENTRANCE HALL

16' 8" x 7' 8" (5.08m x 2.34m)

Enter into the property through a double-glazed, composite front door with obscure glazed inserts. The property's most welcoming entrance hall features two ceiling light points, an anthracite column radiator, and an oak kite winding staircase with oak banister, glazed balustrade, central carpet runner and stair rods which rises to the first floor. There is also high-quality Amtico flooring, multi-panel doors providing access to the home office, lounge and downstairs w.c., while a multi-panel timber and glazed door proceeds into the open-plan dining kitchen.

DOWNSTAIRS W.C.

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

The high-quality flooring continues from the entrance hall into the downstairs w.c., which features a contemporary two-piece suite comprising of a low-level w.c. with push-button flush and a pedestal wash hand basin with chrome Monobloc mixer tap and tiled splashback. There is inset spotlighting to the ceiling, a cast-iron anthracite column radiator, a double-glazed window with obscure glass and tiled sill to the side elevation, and a multi-panel door providing access to the cloaks cupboard.

OFFICE

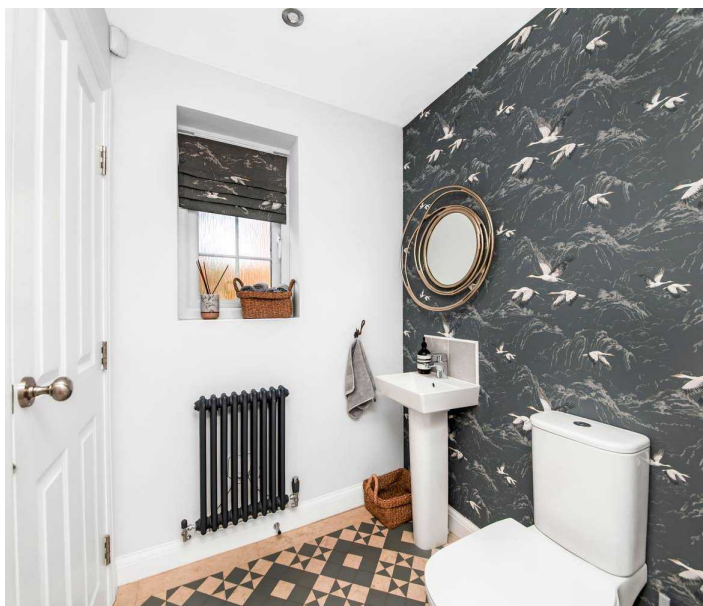
9' 4" x 7' 8" (2.84m x 2.34m)

The office is a versatile additional reception room, which enjoys a great deal of natural light courtesy of a bank of double-glazed windows with plantation shutters to the front elevation. There is high-quality flooring, a central ceiling light point, and a radiator.

LOUNGE

12' 0" x 19' 0" (3.66m x 5.79m)

The lounge is a generously proportioned, light and airy reception room which features a fabulous, double-glazed bay window with plantation shutters to the front elevation and cast-iron column radiator beneath. There is high-quality flooring, two ceiling light points, and the focal point of the room is the fabulous media wall unit with Venetian plaster, recessed area for a flatscreen TV and sound bar, and an inset remote-controlled living flame gas fire with display shelving to either side of the chimney breast.





OPEN-PLAN DINING KITCHEN

20' 0" x 14' 2" (6.10m x 4.32m)

This space features a bank of double-glazed bay windows and central French doors to the rear elevation, which offer a pleasant outlook across the landscaped gardens. There is an additional double-glazed window to the rear elevation, high-quality flooring, a ceiling light point over the dining area, inset spotlighting over the kitchen, a multi-panel door leading into the utility room, and a decorative exposed brick wall with vertical, cast-iron, column radiator in situ. The kitchen area features a range of fitted wall and base units with high-gloss cupboard fronts and complementary work surfaces over, which incorporate a one-and-a-half-bowl, stainless steel sink and drainer unit with chrome mixer tap. There are high-quality, built-in appliances including a five-ring ceramic induction hob with ceramic splashback and canopy-style cooker hood over, a fan-assisted waist level double oven, integrated dishwasher, and a fridge freezer unit. The kitchen features soft-closing doors and drawers, under-unit lighting, and a tall pantry cabinet.

UTILITY ROOM

8' 4" x 5' 0" (2.54m x 1.52m)

The attractive, high-quality flooring continues through into the utility room, which features fitted wall and base units with high-gloss cupboard fronts and complementary work surfaces over, which incorporate a single-bowl, stainless-steel sink and drainer unit with chrome mixer tap. There is a ceiling light point, an extractor fan, a radiator, and space and provisions for an automatic washing machine and tumble dryer. The utility room also houses the wall-mounted condensing boiler and features a double-glazed, composite door which provides access to the rear gardens.



FIRST FLOOR

FIRST FLOOR LANDING

Taking the oak staircase from the entrance hall, you reach the first floor landing. Multi-panel doors provide access to four well-proportioned double bedrooms, the house bathroom, and an airing cupboard. There is a wooden banister with glazed balustrade over the stairwell head, high-quality oak flooring, a ceiling light point, a radiator, a double-glazed window with plantation shutter to the side elevation, and a loft hatch with drop-down ladder providing access to a useful attic space.

BEDROOM ONE

13' 2" x 12' 0" (4.01m x 3.66m)

Bedroom one is a light and airy double bedroom with ample space for freestanding furniture. There are double-glazed windows with plantation shutters to the front elevation, providing a pleasant open-aspect view with tree-lined backdrop. There is a ceiling light point, a radiator, a multi-panel door providing access to the en-suite shower room, and fitted furniture including two banks of three-door fitted wardrobes with hanging rails, shelving and mirrored doors in situ.



BEDROOM ONE EN-SUITE SHOWER ROOM

7' 2" x 4' 6" (2.18m x 1.37m)

The en-suite shower room features a contemporary three-piece suite comprising of a fixed frame shower cubicle with thermostatic shower, a low-level w.c. with push-button flush, and a broad pedestal wash hand basin with chrome Monobloc mixer tap. There is vinyl tile-effect flooring, tiling to the splash areas, a double-glazed window with obscure glass and tiled sill to the side elevation, a ladder-style radiator, inset spotlighting to the ceiling, an extractor fan, and a shaver point.





BEDROOM TWO

12' 6" x 12' 5" (3.81m x 3.78m)

Bedroom two is another light and airy double bedroom with ample space for freestanding furniture. There is a central ceiling light point, a radiator, high-quality flooring, a bank of fitted wardrobes with hanging rails and shelving in situ, and two double-glazed windows with plantation shutters to the rear elevation, overlooking the landscaped rear gardens.

BEDROOM THREE

13' 5" x 9' 4" (4.09m x 2.84m)

Bedroom three is a well-proportioned double bedroom with ample space for freestanding furniture. There are two double-glazed windows to the front elevation, taking full advantage of the property's position at the end of the cul-de-sac. There is a ceiling light point, a radiator, high-quality flooring, and a bank of floor-to-ceiling fitted wardrobes with hanging rails and shelving in situ.

BEDROOM FOUR

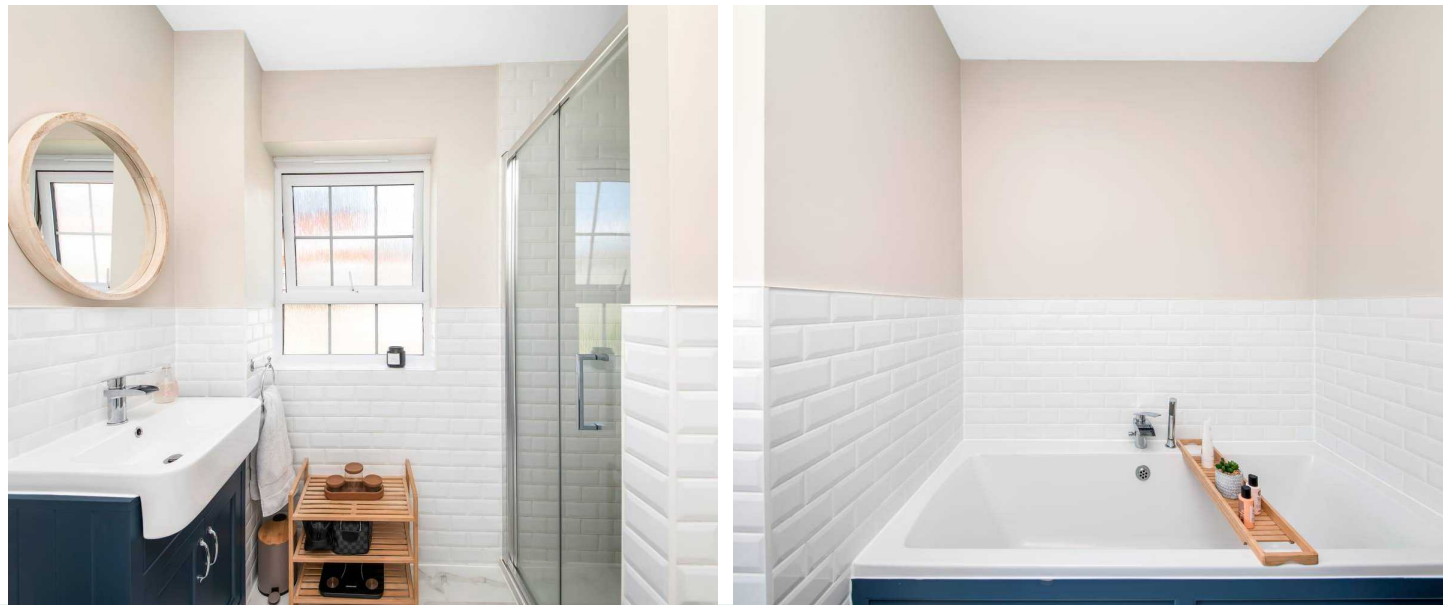
10' 2" x 7' 8" (3.10m x 2.34m)

Bedroom four is currently utilised as a walk-in wardrobe/dressing room but can accommodate a double bed with ample space for freestanding furniture. There is a double-glazed window with plantation shutter to the rear elevation, a ceiling light point, a radiator, and a bank of floor-to-ceiling fitted wardrobes with hanging rails and shelving.

HOUSE BATHROOM

7' 7" x 8' 9" (2.31m x 2.67m)

The house bathroom features a modern four-piece suite comprising of a fixed frame shower cubicle with thermostatic shower, a double-ended panel bath with cascading waterfall mixer tap and separate handheld attachment, a broad wash hand basin with cascading waterfall mixer tap and vanity cupboard beneath, and a low-level w.c. with push button flush. There is attractive marble-effect porcelain tiled flooring, high-gloss brick effect tiling to the half-level and splash areas, and a double-glazed window with obscure glass and high-gloss brick effect tiled sill. Additionally, there is inset spotlighting to the ceiling, a horizontal ladder-style radiator, and an extractor fan.





EXTERNAL

FRONT GARDEN

Externally to the front, the property features a tarmac hardstanding which is an ideal area to create additional storage or perhaps a sitting out area. To the side of the property is a tandem driveway providing off-street parking for multiple vehicles and leading to a detached single garage. There are provisions for an EV point, an external light, and a gate which encloses the rear gardens.

REAR GARDEN

Externally to the rear, the property enjoys a low maintenance and enclosed rear garden which features artificial lawn, Indian stone flagged patio area, and a gravelled and stone pathway which meanders to the raised patio. This space also features Indian stone flags and is an ideal space for al fresco dining, barbecuing, and enjoying the afternoon and evening sun. There is a pedestrian access door to the side of the detached garage, an external tap, and a low maintenance, raised shrub and tree bed which provides additional privacy.



GARAGE

Single Garage

The detached garage features an up-and-over door, lighting and power in situ, additional storage in the rafters, and a pedestrian access door to the side elevation.

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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1. There is a six inch measurement tolerance or metric equivalent and the measurements given should not be entirely relied upon and purchasers must make their own measurements if ordering carpets, curtains or other equipment.
2. None of the main services, i.e. gas, water, electricity, drainage or central heating system (if any) have been tested in any way whatsoever. This also includes appliances which are to be left in situ by the vendors.

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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