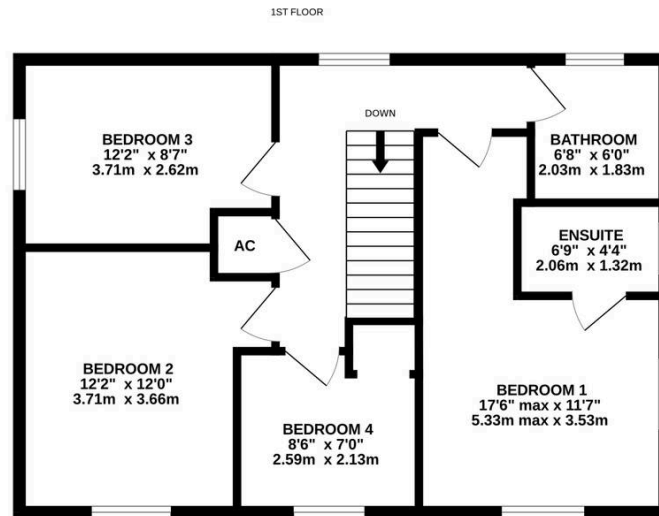
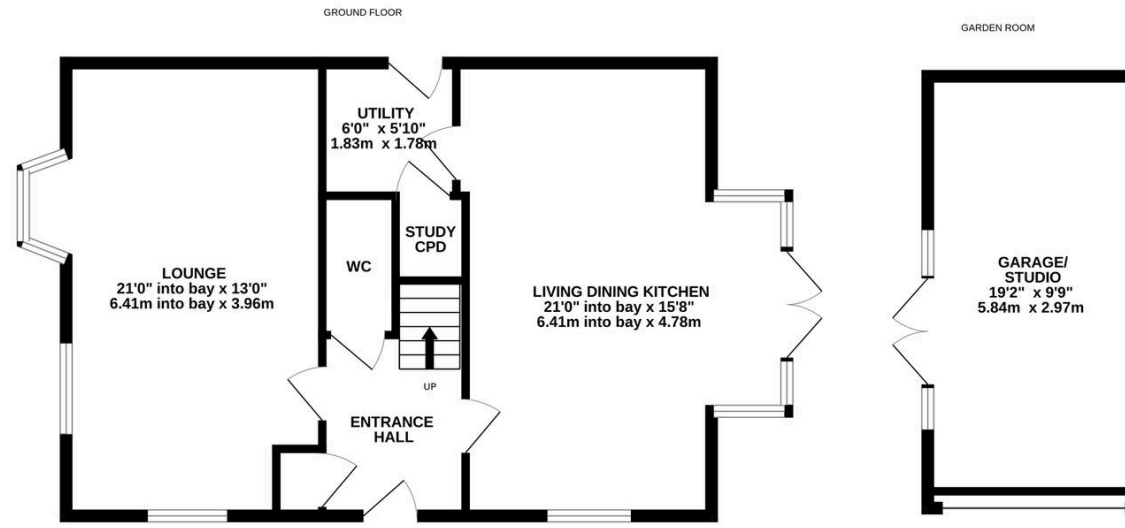




1 Alexandra Lane, Flockton

Wakefield, WF4 4FA

Offers in Region of **£400,000**



ALEXANDRA LANE

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.

Made with Metropix ©2024



1 Alexandra Lane

Flockton, Wakefield, WF4 4FA

A SUPERBLY PRESENTED, DOUBLE FRONTED, DETACHED FAMILY HOME, OCCUPYING A GENEROUSLY PROPORTIONED PLOT AND SITUATED IN THE EXECUTIVE CHAPEL LEA DEVELOPMENT. LOCATED IN THE POPULAR VILLAGE OF FLOCKTON, IN A GREAT POSITION FOR ACCESS TO COMMUTER LINKS, A SHORT DISTANCE FROM AMENITIES AND IN CATCHMENT FOR WELL REGARDED SCHOOLING. THE PROPERTY IS PARTICULARLY WELL PRESENTED AND BOASTS A CONVERTED GARAGE WHICH IS UTILISED AS A STUDIO/GARDEN OFFICE.

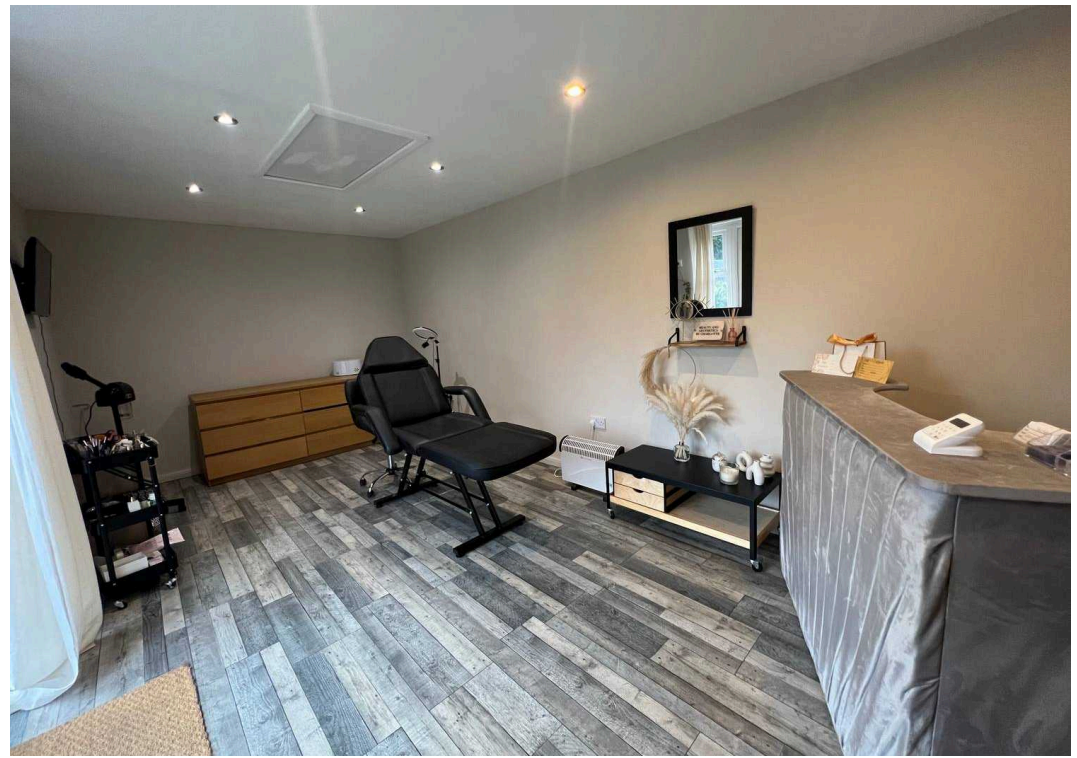
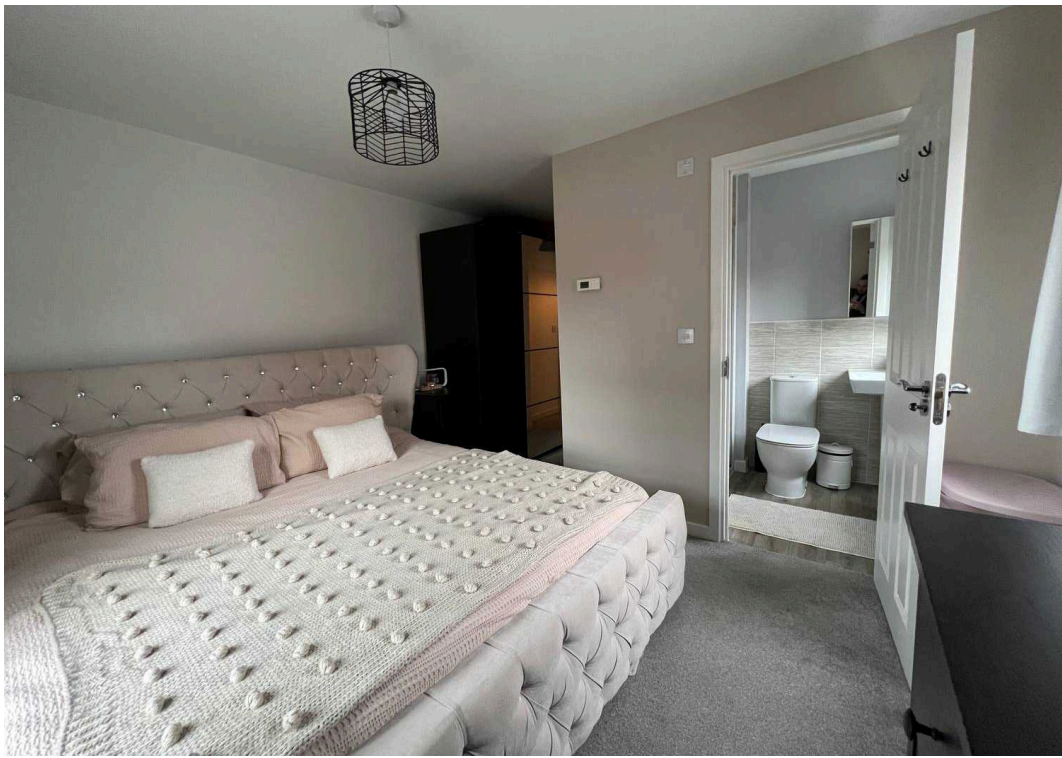
The property briefly comprises of entrance hall, downstairs WC, dual aspect loung, open-plan dining kitchen and family room with French doors leading to the garden, utility room, and useful understairs study area. To the first floor are four well-proportioned bedrooms and the house bathroom; with bedroom one having en-suite facilities. Externally, there is a low maintenance garden to the front, a driveway leading to the garage which has been converted into a studio with lighting, power, French doors and windows. To the side and rear of the property is an enclosed garden with lawn area, flagged patio, and raised composite decked area ideal for al fresco dining and barbecuing.

Tenure Freehold.

Council Tax Band E.

EPC Rating B.





GROUND FLOOR

ENTRANCE HALL

8' 4" x 6' 8" (2.54m x 2.03m)

Enter into the property through a double-glazed, composite front door with obscure glazed inserts into the entrance hall. There are multi-panel doors providing access to the downstairs w.c., lounge and cloaks cupboard, and a multi-panel timber and glazed door leading into the open-plan dining kitchen. There is a central ceiling light point, a radiator, and a staircase with oak banister and spindle balustrade rising to the first floor.

DOWNSTAIRS W.C.

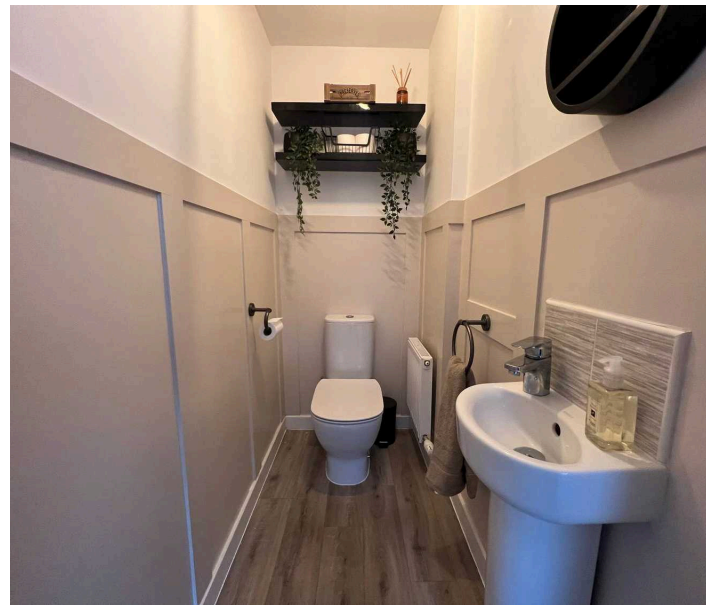
5' 10" x 3' 2" (1.78m x 0.97m)

The downstairs w.c. features a modern, white, 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 decorative wall panelling, a ceiling light point, an extractor fan, and a radiator.

LOUNGE

21' 0" x 13' 0" (6.40m x 3.96m)

The lounge is a generously proportioned reception room which enjoys a great deal of natural light courtesy of dual-aspect windows. There is an additional bayed window to the side elevation and there are two ceiling light points, two radiators, and television and telephone points.





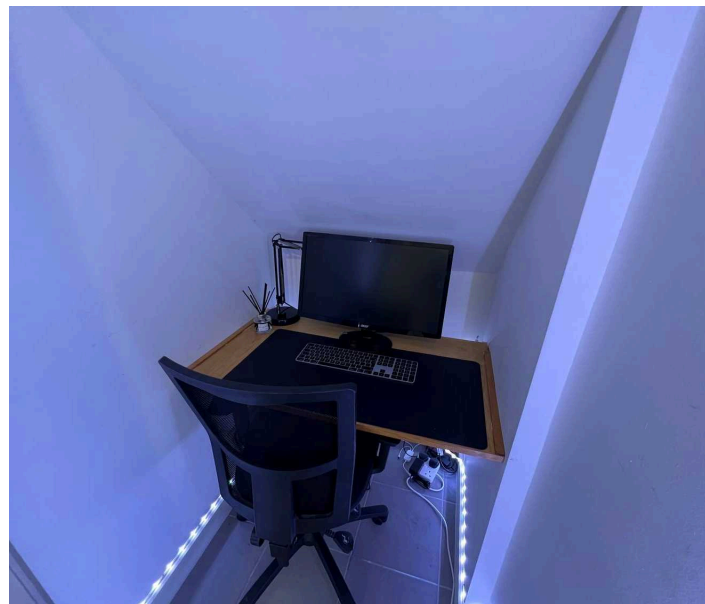
OPEN-PLAN DINING KITCHEN

The dining kitchen benefits from a wealth of natural light with a double-glazed window to the front elevation and a glazed bay window with double-glazed French doors leading seamlessly out to the gardens. There is tiled flooring, inset spotlighting to the ceiling, a radiator, and decorative wall panelling. The kitchen features fitted wall and base units with high-gloss cupboard fronts and complementary rolled-edge work surfaces over, which incorporate a single-bowl, stainless-steel sink and drainer unit with chrome mixer tap. There are built-in appliances including a six-ring gas hob with ceramic splashback and canopy-style cooker hood over, an electric double oven, a dishwasher, and a fridge freezer. There is also under-unit lighting, a pull-out larder unit, and a multi-panel door leading into the utility room.

UTILITY ROOM

5' 10" x 6' 0" (1.78m x 1.83m)

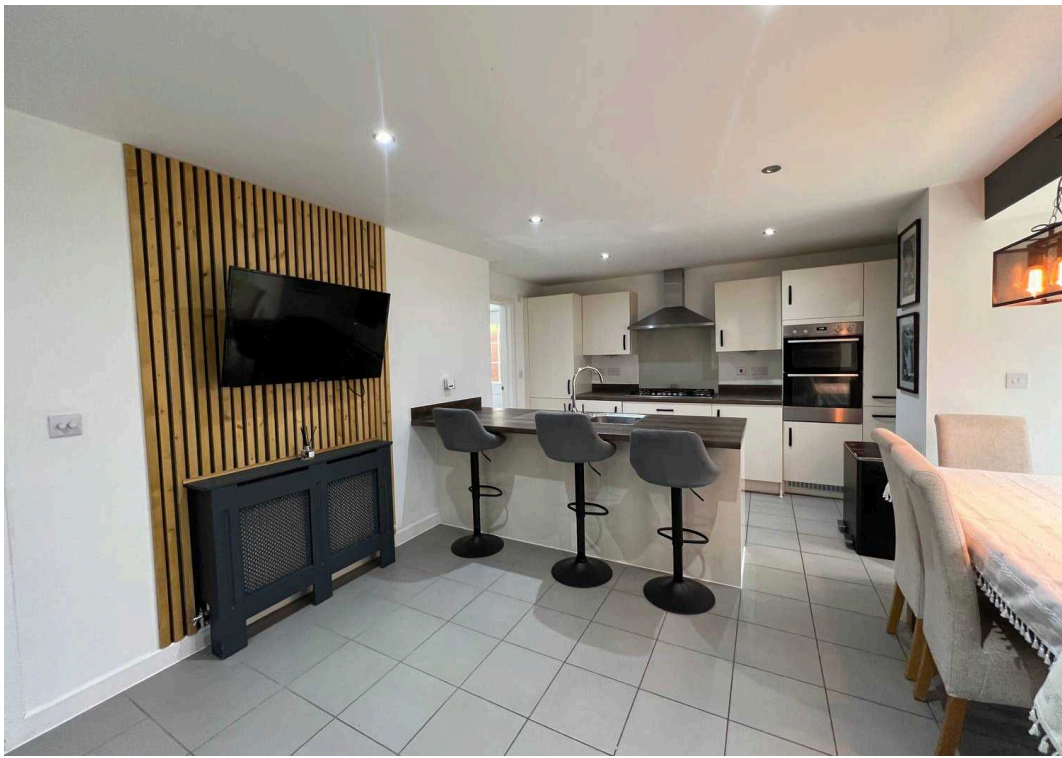
The tiled flooring continues through from the open-plan dining kitchen into the utility room. There are fitted wall and base units with high-gloss cupboard fronts and complementary work surfaces over, and plumbing and provisions for an automatic washing machine and tumble dryer. Additionally, there is a double-glazed composite door with obscure glazed inserts to the rear elevation, a ceiling light point, an extractor fan, and a radiator. A multi-panel door provides access to the useful study area.



STUDY CUPBOARD

4' 0" x 3' 5" (1.22m x 1.04m)

This is a versatile space, currently utilised as a study. It features a fitted work surface, tiled flooring, and an electric point which is run from the utility room.



FIRST FLOOR

FIRST FLOOR LANDING

Taking the staircase from the entrance hall, you reach the first floor landing, which features multi-panel doors providing access to four well-proportioned bedrooms, the house bathroom, and airing cupboard. There are two ceiling light points, a radiator, a double-glazed window to the rear elevation, and a loft hatch with drop-down ladder providing access to a useful attic space.

BEDROOM ONE

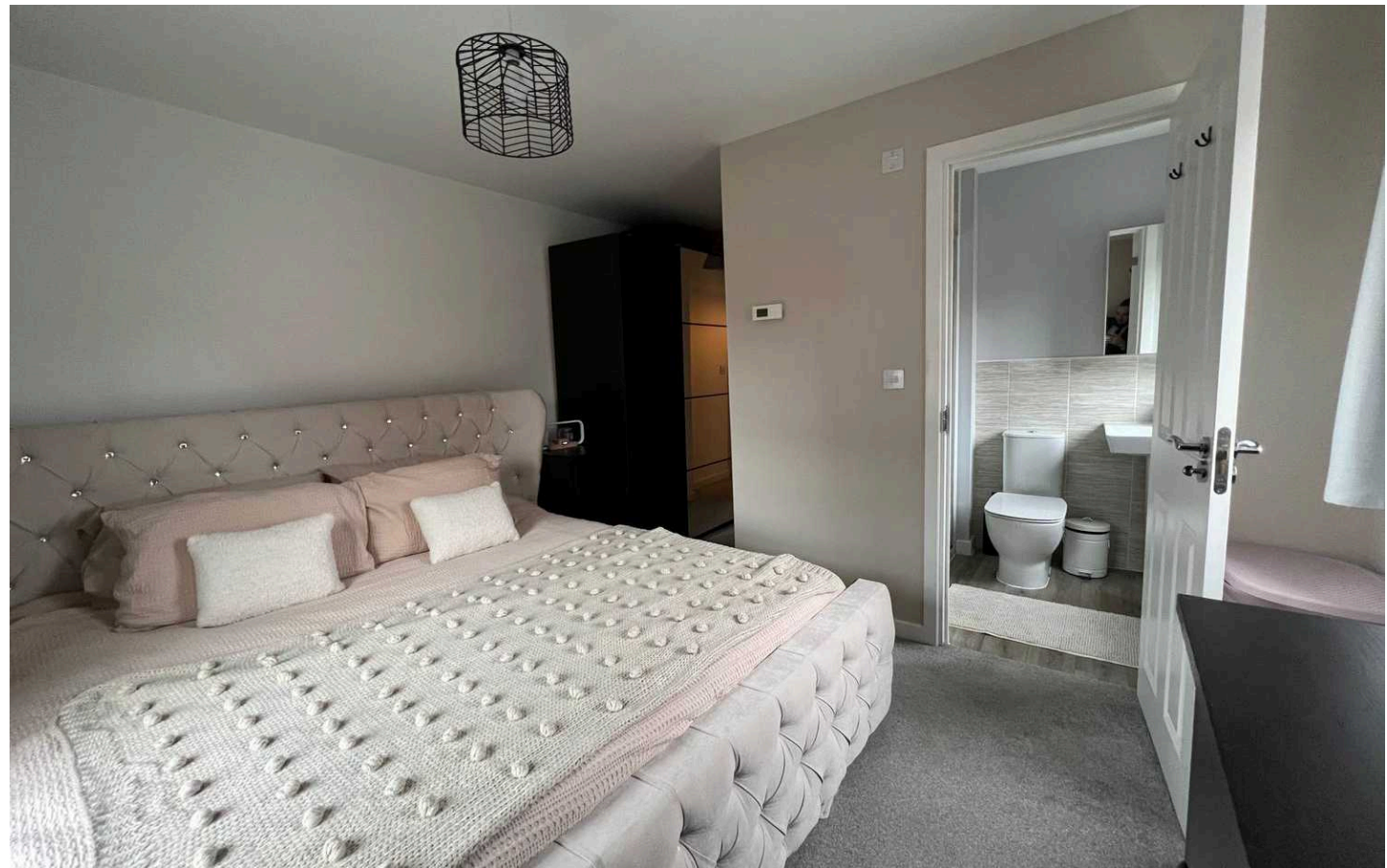
17' 6" x 11' 7" (5.33m x 3.53m)

Bedroom one is a generously proportioned double bedroom with ample space for freestanding furniture. There are dual-aspect windows, two ceiling light points, a radiator, and en-suite shower room facilities.

BEDROOM ONE EN-SUITE SHOWER ROOM

6' 9" x 4' 4" (2.06m x 1.32m)

The en-suite shower room features a modern 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 mixer tap. There is vinyl flooring, tiling to the splash areas, a ceiling light point, an extractor fan, a double-glazed window with obscure glass and tiled sill to the side elevation, and a chrome ladder-style radiator.





BEDROOM TWO

12' 2" x 12' 0" (3.71m x 3.66m)

Bedroom two is a light and airy double bedroom, which has ample space for freestanding furniture. There is a double glazed window to the front elevation, a ceiling light point and a radiator.

BEDROOM THREE

12' 2" x 8' 7" (3.71m x 2.62m)

Bedroom three again is a double bedroom, which has ample space for freestanding furniture. There is a double glazed window to the front elevation, a ceiling light point and a radiator.

BEDROOM FOUR

7' 0" x 8' 6" (2.13m x 2.59m)

Bedroom four enjoys a great deal of natural light, which cascades through the double glazed window to the front elevation. There is a ceiling light point, a radiator and a wardrobe built into the bulk head over the stairs.



HOUSE BATHROOM

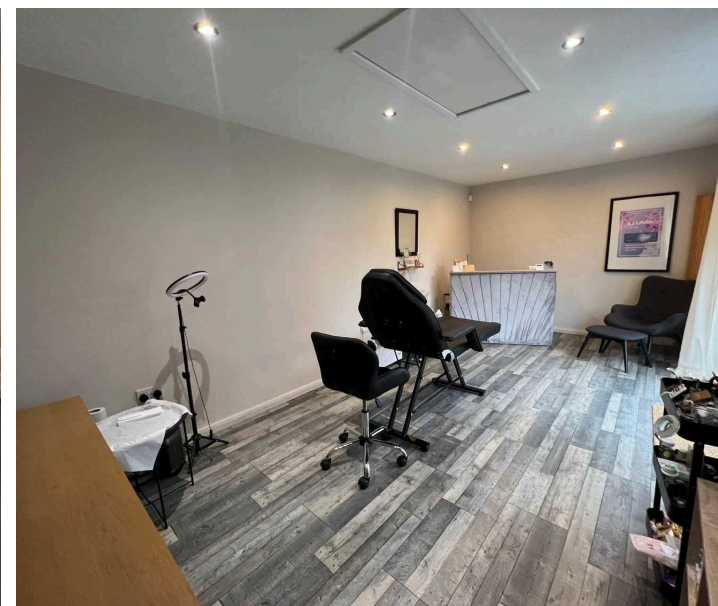
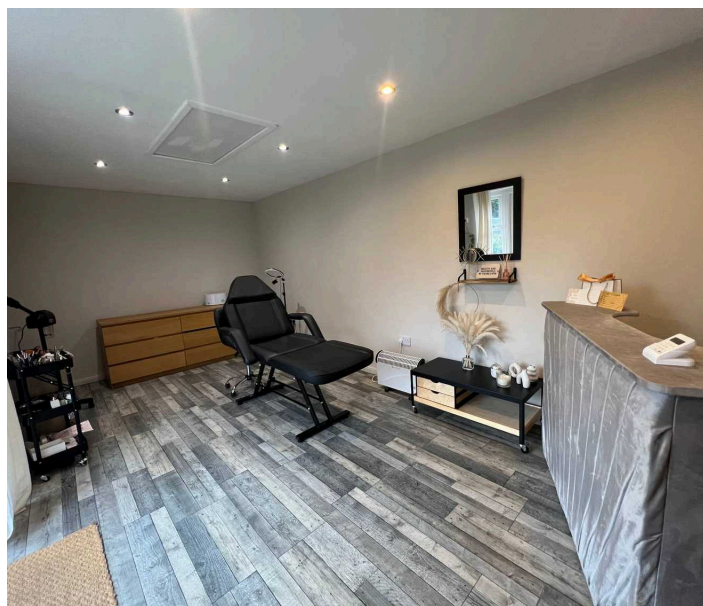
6' 8" x 6' 0" (2.03m x 1.83m)

The house bathroom features a modern, contemporary, three piece suite which comprises of a panel bath with thermostatic shower over and glazed shower guard, a broad pedestal wash hand basin with chrome Monoblock mixer tap and a low level w.c with push button flush. There is tiling to the walls, a chrome ladder style radiator and a double glazed window with obscure glass with tiles surround to the rear elevation. Additionally, there is a central ceiling light point and extractor fan.

STUDIO/GARAGE

19' 2" x 9' 9" (5.84m x 2.97m)

Externally, the property benefits from a versatile and useful studio which formally was part of the detached garage. It is accessed via composite steps leading to a raised composite decking area and via double glazed French doors with adjoining windows from the side elevation. The studio benefits from lighting and power, with inset spotlighting to the ceiling and various plug points. There is a loft hatch which provides access to a further storage area and this room could be utilised as a hobby room, a garden office or as a studio as it is currently used. There are pleasant views on to the properties gardens from the windows and doors to the side elevation.





EXTERNAL

FRONT GARDEN

A gate encloses the fabulous wrap around gardens with a beautiful Kandla stone flagged patio area to the side elevation, creating an ideal space for both alfresco dining and barbecuing. There is a timber pergola for entertaining, and there is a lawn area with low maintenance raised sleeper beds for flowers and shrubs, which also features inset spotlighting.

REAR GARDEN

To the rear there is a further hardstanding for a garden shed, and the gardens are enclosed with part walled and part fenced boundaries. There is a composite raised decking area, with steps leading to the studio/garage which features inset LED spotlighting. There is also an external tap and light.

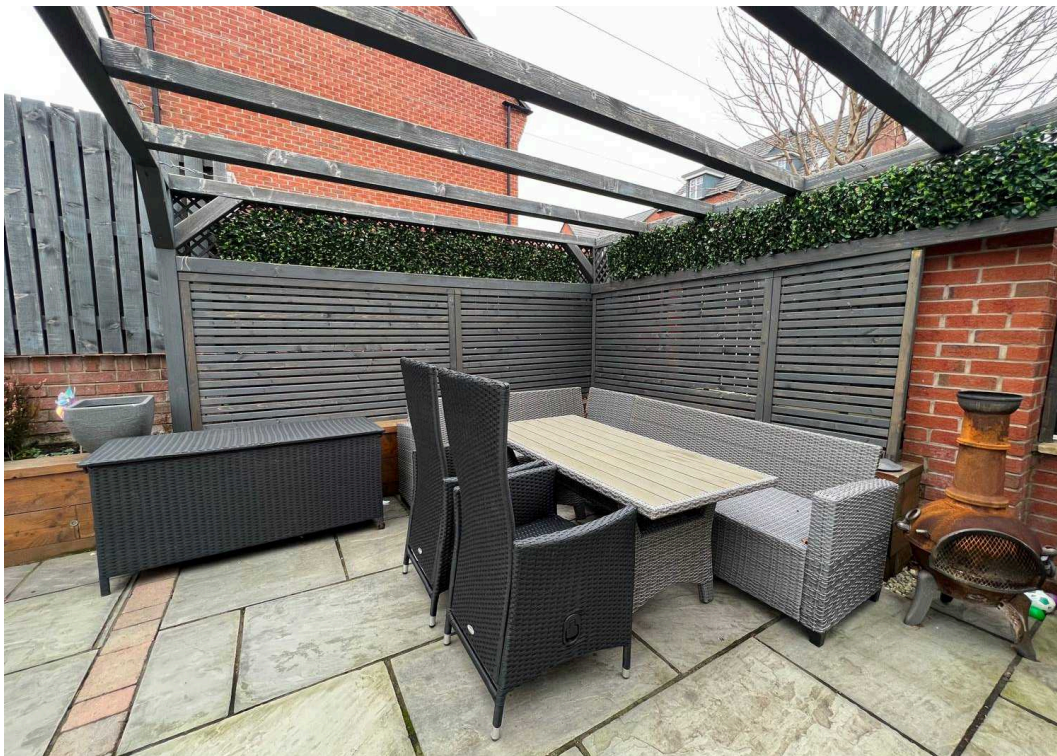
Driveway

2 Parking Spaces

Garage

Single Garage





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)

COPYRIGHT

Unauthorised reproduction prohibited.

FREE VALUATIONS

If you are thinking of a move then take advantage of our FREE valuation service, telephone our nearest office for a prompt and efficient service.

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

Simon Blyth for themselves and for the vendors or lessors of this property, whose agent they are, have made every effort to ensure the details given have been prepared in accordance with the above act and to the best of our knowledge give a fair and reasonable representation of the property. Please note:

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.

FLOOR PLANS NOT TO SCALE – FOR IDENTIFICATION PURPOSES ONLY.

MAILING LIST

Keep up to date with all our new properties. Let us know your price range, the area and type of home you require by registering on our mailing list.

MORTGAGE ADVICE

Simon Blyth Estate Agents understand that getting appropriate mortgage advice is a crucial part of the home buying process. Finding a suitable mortgage has always been something of a daunting experience which is why we would like to introduce you to our independent mortgage advisors. They provide tailored mortgage solutions through a wealth of experience in the mortgage and property market and offer access to the full unrestricted range of products available.

Our advisors are dedicated to providing ongoing guidance and advice throughout the entire house purchase process keeping you, your estate agent and solicitor involved with continual updates on the progress. Once in your new home they will be available for ongoing support to build a long term relationship for your future mortgage planning. Your home may be repossessed if you do not keep up repayments on your mortgage.

For friendly expert advice on your mortgage requirements, or to discuss the potential of making your ideas a reality then please call in or phone for a chat.

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

81e North Road, Kirkburton - HD8 0RL

01484 603399

kirkburton@simonblyth.co.uk

www.simonblyth.co.uk/

Wakefield	Huddersfield	Holmfirth	Kirkburton	Penistone	Sheffield	Barnsley	Pontefract	Leeds	Halifax
01924	01484	01484	01484	01226	01143 216	01226	01977	0113	01422
361631	651878	689689	603399	762400	590	731730	800259	4689331	417000