



29 Manor House,
Flockton, Wakefield,
West Yorkshire, WF4 4AN

Asking Price:
£525,000

Holroyd Miller have pleasure in offering for sale this superbly presented modern family detached home. Occupying a generous corner plot on this popular development in the sought after village of Flockton between Wakefield, Huddersfield and Barnsley with easy access to J39 or J38/M1 for those travelling to either Leeds or Sheffield. Only an internal inspection can fully reveal the well planned interior which has both gas fired central heating, PVCu double glazing and comprising entrance reception hallway with built in storage cupboard, cloakroom/wc, open staircase, through living room with feature bay window and French doors leading onto the rear garden, feature fireplace, home office, formal dining room with feature bay window overlooking the rear garden, stunning and well appointed breakfast kitchen with a range of high gloss units, contrasting granite worktops, a comprehensive range of built in Neff appliances, adjacent utility room with access to integral double garage with automated door. To the first floor, galleried landing with master bedroom having fitted wardrobes, ensuite shower room, three further bedrooms, house bathroom with modern white suite with separate shower. Outside, driveway provides ample off street parking leading to integral double garage, pathway to the side leads to generous enclosed lawn garden with paved patio area. Located within easy reach of the amenities of the village and local school. Viewing Essential.

Entrance Reception Hallway

With double glazed entrance door and window, feature understairs storage cupboard, open staircase, central heating radiator.

Cloakroom

Having pedestal wash basin, low flush w/c, tiling.

Living Room 19' (5.79) plus bay window x 11'7" (3.54).

Having feature marble fire surround and hearth with flame effect fitted gas fire, double glazed windows, French doors to the rear, coving to the ceiling, central heating radiator.

Home Office 8'6" x 7'11" (2.6m x 2.41m).

With Karndean flooring, double glazed window, central heating radiator.

Formal Dining Room 9'9" (2.98) x 8'9" (2.67) plus bay window.

With double glazed bay window overlooking the rear garden, Karndean flooring, central heating radiator.

Breakfast Kitchen 19'3" (5.87) x 10'4" (3.15) max narrowing to 5'3" (1.60).

Superbly appointed with a range of modern high gloss fronted wall and base units, contrasting granite worktop areas, undermounted single black granite bowl with mixer tap unit, a comprehensive range of built in Neff appliances including two ovens, hob with extractor hood over, microwave, fridge and freezer, dishwasher, Karndean flooring, feature larder unit, downlighting to the ceiling, double glazed window, central heating radiator.

Adjacent Utility Room 6'3" x 5'7" (1.9m x 1.7m).

With a range of wall and base units, granite worktops, single black granite sink, plumbing for automatic washing machine, double glazed window with access door into garage.

Stairs lead to...

First Floor Galleried Landing

With spindle balustrade, airing/cylinder cupboard, central heating radiator.

Master Bedroom to Rear 10'6" (3.20) x 11'3" (3.44) opening to 12'9" (3.88). With fitted wardrobes, double glazed window, central heating radiator.

Ensuite Shower Room

Furnished with modern contemporary style suite with wash hand basin, low flush w/c set in back to wall furniture, walk-in shower, fitted vanity mirror, tiling, downlighting to the ceiling, chrome heated towel rail, double glazed window.

Bedroom to Rear 9'1" x 10'8" (2.77m x 3.25m).

With double glazed window, central heating radiator.

House Bathroom

Furnished with modern contemporary style suite comprising pedestal wash basin, low flush w/c, panelled bath, separate shower, downlighting, tiling, double glazed window, chrome heated towel rail.

Bedroom to Rear 8'1" (2.47) to wardrobe fronts x 14'5" (4.39).

Having built in wardrobes, double glazed windows to front and rear, fitted dressing table, central heating radiator.

Bedroom to Front 11'9" x 8'4" (3.58m x 2.54m).

With double glazed window, central heating radiator.

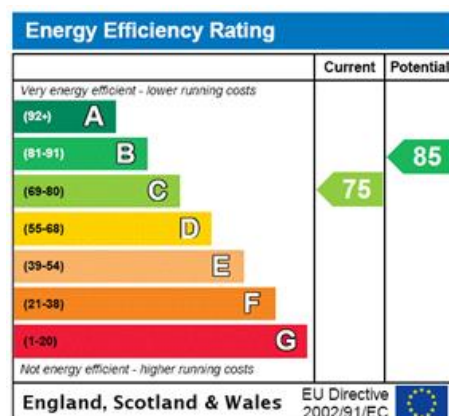
Outside

The property occupies a corner position with attractive block paved double width driveway to the front providing ample off street parking and leading to integral double garage (4.92m x 4.73m) having central heating boiler, power and light laid on, automated door, pathway to the side leads to generous rear lawn garden with paved patio with further lawn garden, vegetable patch, green house to the side, mature tree, all being enclosed.

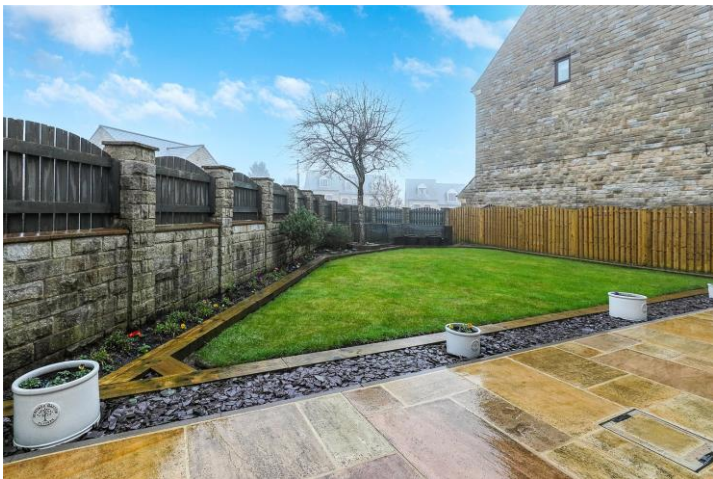
Onsite Maintenance Charge of £400 per annum.

Tenure: Freehold

Council Tax Band: E



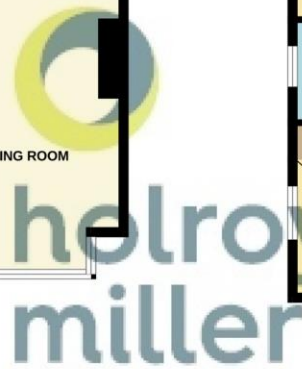




GROUND FLOOR
949 sq.ft. (88.2 sq.m.) approx.



1ST FLOOR
668 sq.ft. (62.0 sq.m.) approx.



TOTAL FLOOR AREA: 1617 sq.ft. (150.2 sq.m.) approx.

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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