

## 3 Coachgates

Flockton, Wakefield, WF4 4TT

Snowgate are delighted to bring to the market this individual family home which was first built in 2001 with reclaimed stone from a church in Halifax. Boasting four generously sized double bedrooms, the property has been built to an extremely high standard. The current owners have upgraded in recent years to give the ultimate balance of modern and contemporary, using superior quality fixtures and fittings. One of the many highlights is the KC Design House bespoke handmade kitchen. At first view this is a beautiful kitchen, however closer inspection reveals many hidden features. All bathrooms have been refitted with modern high-quality suites and the rear garden has been professionally landscaped with thoughtful planting. This is a truly move in ready home, perfect for entertaining family and friends but yet offering further scope for development to create a larger home if desired (subject to planning permission).

**£950,000**

# 3 Coachgates

Flockton, Wakefield, WF4 4TT



- TRULY INDIVIDUAL DETACHED FAMILY HOME
- SPACIOUS & FLEXIBLE ACCOMMODATION WITH POTENTIAL TO EXTEND
- CLOSE TO MOTORWAY NETWORKS
- SUPERIOR QUALITY THROUGHOUT WITH EXCEPTIONAL ATTENTION TO DETAIL
- BESPOKE HANDMADE FAMILY KITCHEN WITH LUXURY FITTED APPLIANCES
- GENEROUS PLOT WITH ATTRACTIVE GARDENS
- FOUR DOUBLE BEDROOMS, TWO ENSUITES
- BREATHTAKING VIEWS & PLEASANT RURAL SETTING
- DOUBLE GARAGE & OFF ROAD PARKING FOR 6+ CARS

**Entrance**

**Study**

**WC**

**Lounge**

**Dining Room**

**Open Plan Family Kitchen**

**Utility**

**Galleried Landing**

**Bathroom**

**Master Bedroom**

**Dressing Room**

**Ensuite**

**Bedroom Two**

**Ensuite**

**Bedroom Three**

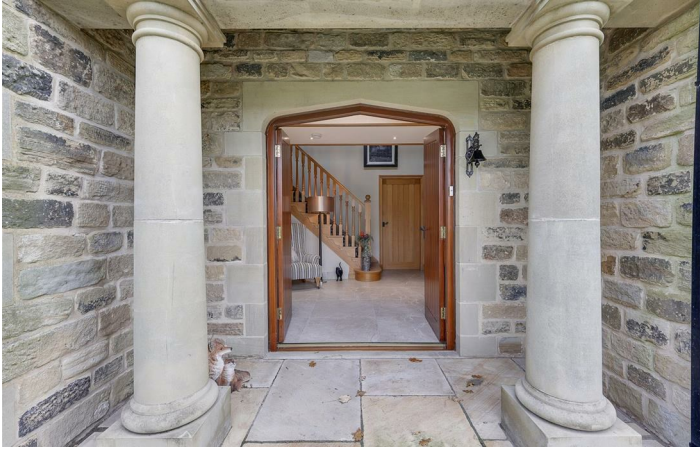
**Bedroom Four**

**Garden**

**Driveway**

**Double Garage**





# Floor Plan



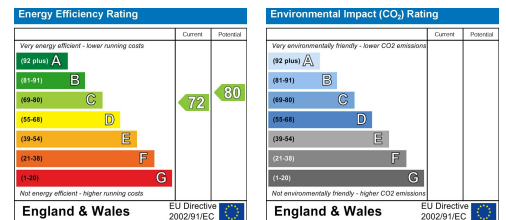
Coachgates, Flockton, Wakefield, WF4 4TT

Total Area: 241.1 m<sup>2</sup> ... 2595 ft<sup>2</sup>

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, windows and rooms and any other items are approximate and no responsibility is taken for any error, omissions or mis-statement. The plan is for illustrative purposes only and should be used as such.



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



Estate agency done properly

**Snow Gate**<sup>TM</sup>

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