



20 Manor House, Flockton, Wakefield, WF4 4AN
£200,000

bramleys



Enviably positioned on this modern residential development, is this 3 bedroom mid town house with accommodation arranged over 3 floors. Benefitting from 3 en suite bedrooms, the property also enjoys open plan living accommodation to the ground floor, which also connects to the rear garden through uPVC French doors. Available with immediate vacant possession and no upper vendor chain, it includes 2 allocated parking spaces and would make an ideal purchase for the first time buyer or young and growing family. Located in the popular area of Flockton, which is ideal for those looking to travel to Huddersfield, Barnsley and the motorway corridors, an early internal inspection is recommended to appreciate the accommodation offered. With accommodation briefly comprising:- entrance hall, cloakroom/WC, open plan living/kitchen, 2 first floor en suite bedrooms and second floor master bedroom with en suite. Energy Rating: TBA

GROUND FLOOR:

Enter the property through a double glazed external door into:-

Entrance Hall

Fitted with a central heating radiator and having an ascending staircase leading to the first floor.

Cloakroom/WC

Furnished with a low flush WC, pedestal wash hand basin, tiled splashbacks, central heating radiator and a uPVC double glazed window to the front elevation.

Kitchen Area

11'10" x 6'1" (3.61m x 1.85m)

Being fitted with a range of wall, drawer and base units with granite effect work surfaces, tiled splashbacks and an inset 1.5 bowl stainless steel sink with drainer and mixer tap. Integrated appliances include an under counter fridge and freezer, dishwasher, electric oven, 4 ring gas hob, overhead extractor fan and washing machine. There is a uPVC double glazed window to the front elevation and is open plan to the lounge area.

Lounge Area

13'10" x 12'8" (4.22m x 3.86m)

The main focal point of the room is a coal effect fireplace which is set into a complementary surround and mantel. There is a uPVC double glazed window, a set of French doors giving access to the rear garden and a central heating radiator.



FIRST FLOOR:

Landing

Bedroom

12'9" x 6'11" / 10'7" (3.89m x 2.11m / 3.23m)

With a set of uPVC double glazed windows to the rear elevation and a central heating radiator.

En suite Shower Room

Furnished with a low flush WC, pedestal wash hand basin with monobloc mixer tap and corner shower cubicle. There are also tiled splashbacks.

Bedroom

12'10" x 6'6" (3.91m x 1.98m)

With twin uPVC double glazed windows to the front elevation and a central heating radiator.

En suite Shower Room

Furnished with a 3 piece suite comprising of a low flush WC, pedestal wash hand basin with monobloc mixer tap and corner shower cubicle. There also tiled splashbacks.





TENURE:

Freehold

DIRECTIONS:

Leave Huddersfield on Wakefield Road (A629) passing through the traffic lights at Aspley, Moldgreen and Dalton. Continue along the main road to the traffic lights at Waterloo and, staying in the left hand lane, continue on the main Wakefield Road passing through the areas of Fenay Bridge and Lepton. At the roundabout at Grange Moor, turn right into Barnsley Road. Proceed to the centre of the village and after passing the shops on the right hand side, turn left into Manor House just before the George and Dragon P.H. Follow the road round, taking a slight right and then immediately left into the residents car park. The property will be found directly ahead, clearly identified by a Bramleys for sale board.

BOUNDARIES & OWNERSHIPS:

The boundaries and ownerships have not been checked on the title deeds for any discrepancies or rights of way. All prospective purchasers should make their own enquiries before proceeding to exchange of contracts.

MORTGAGES:

Bramleys have partnered up with a small selection of independent mortgage brokers who can search the full range of mortgage deals available and provide whole of the market advice, ensuring the best deal for you. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

ONLINE CONVEYANCING SERVICES:

Available through Bramleys in conjunction with leading local firms of solicitors. No sale no legal fee guarantee (except for the cost of searches on a purchase) and so much more efficient. Ask a member of staff for details.

SECOND FLOOR:

Landing

With a central heating radiator.

Bedroom

20'10" x 6'0" / 12'10" (6.35m x 1.83m / 3.91m)

With a uPVC double glazed window to the front elevation, Velux window, central heating radiator and built-in wardrobes which provide hanging and shelving space.

En suite Shower Room

Furnished with a 3 piece suite comprising of a low flush WC, pedestal wash hand basin with monobloc mixer tap and corner shower cubicle. There is a central heating radiator, tiled splashbacks, Velux window and useful storage cupboard.

OUTSIDE:

To the front of the property there is a well stocked garden area with central pathway leading to the front door. There are 2 allocated off road parking spaces which also come with the property. To the rear of the property there is an enclosed garden which comprises of a decked seating area, accessed from the lounge and a low maintenance pebbled area.

COUNCIL TAX BAND:

Band C







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C	73	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

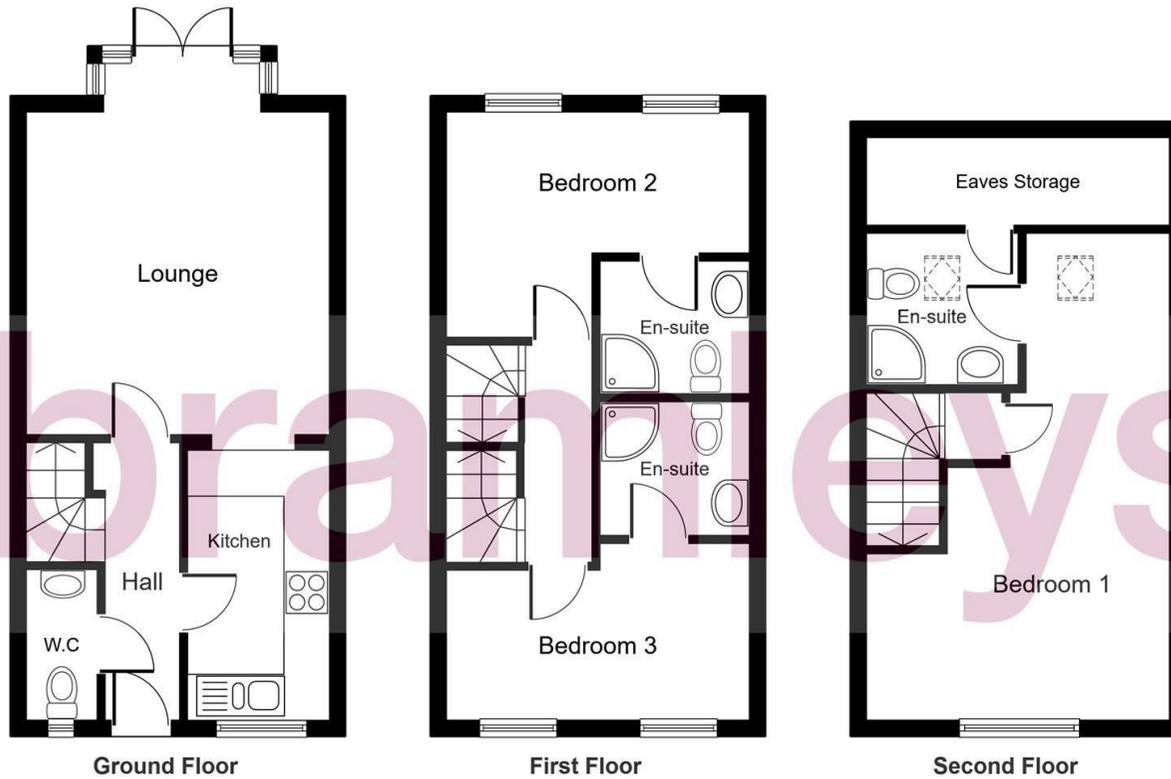
CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

Bramleys, 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 take their own measurements if ordering carpets, curtains or other equipment.

2. None of the mains 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 insitu 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



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