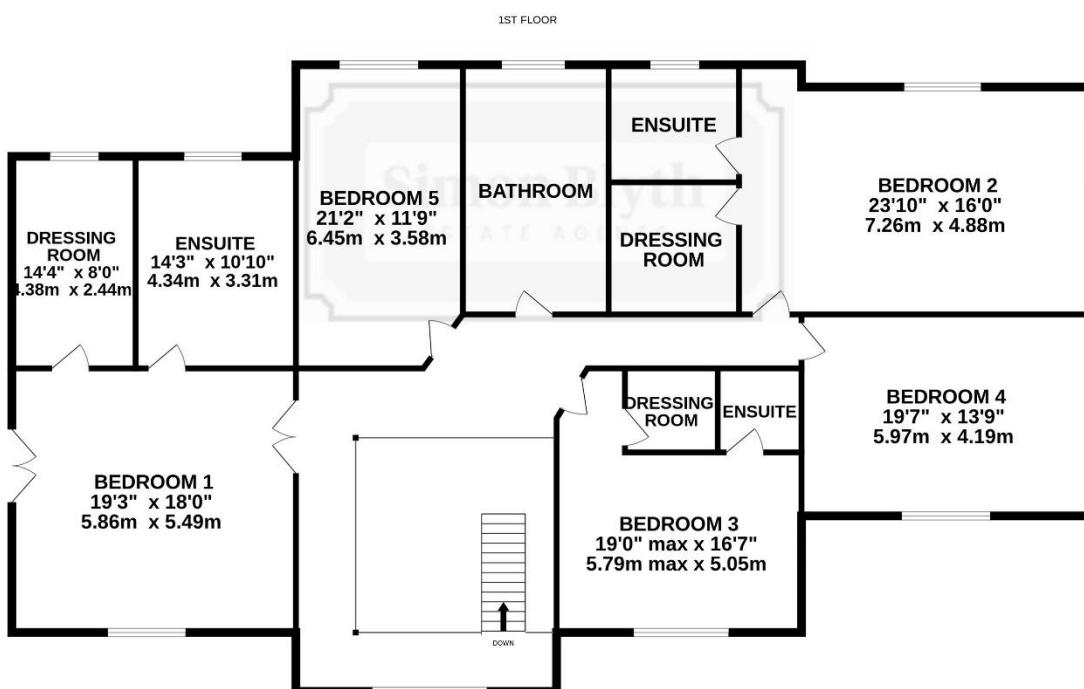
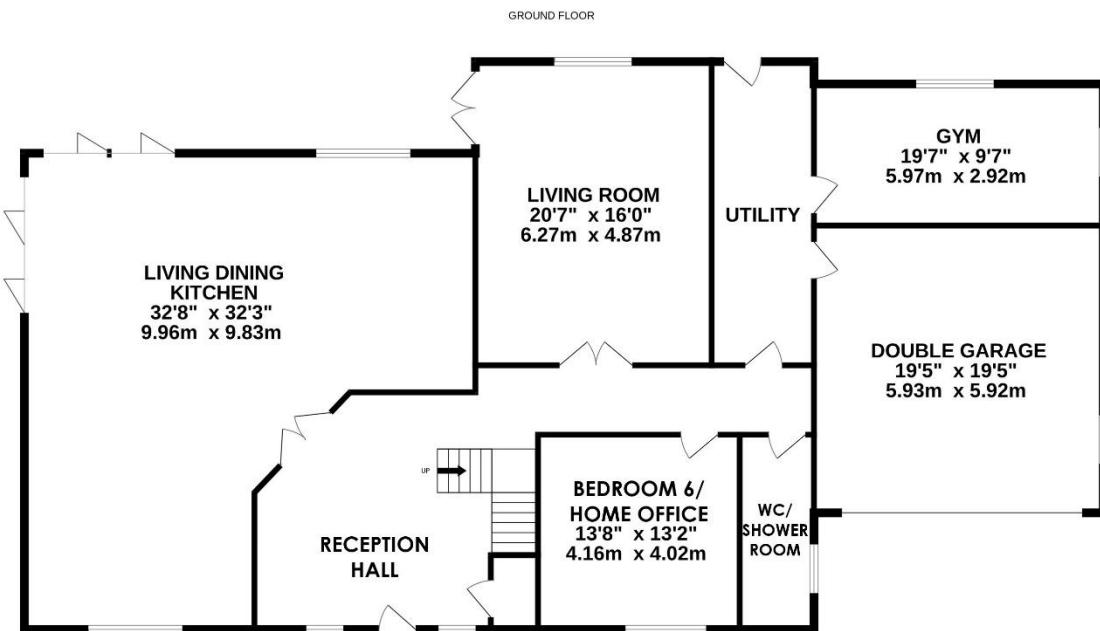


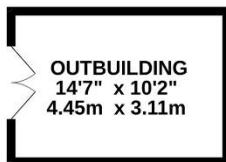


**Simon Blyth**  
ESTATE AGENTS

**FLOCKTON GRANGE, OFF BARNSLEY ROAD, FLOCKTON, WAKEFIELD, WF4 4DW**



BARNESLEY ROAD



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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## PROPERTY DESCRIPTION

SET BACK APPROXIMATELY 100M OFF BARNESLEY ROAD AND ACCESSED VIA A PRIVATE, ELECTRIC GATED, TREE-LINED SWEEPING DRIVEWAY IS THIS INDIVIDUALLY, DESIGNED AND CONSTRUCTED, DETACHED FAMILY HOME. SITUATED IN THE POPULAR VILLAGE OF FLOCKTON, IN CATCHMENT FOR WELL REGARDED SCHOOLING AND CONVENIENTLY POSITIONED FOR ACCESS TO COMMUTER LINKS. FLOCKTON GRANGE BLENDS MODERN, CONTEMPORARY INTERIOR, SPACIOUS AND VERSATILE ACCOMMODATION AND IS COMPLIMENTED BY BEAUTIFUL MANICURED GARDENS THAT ADJOIN OPEN FIELDS AND COUNTRYSIDE.

The property accommodation briefly comprises grand reception hall with galleried landing, open-plan dining-kitchen and family room, lounge, utility room, hobby room/gymnasium, ground floor bedroom/ home office, shower room and double integral garage to the ground floor. To the first floor there are five well-proportioned extremely large bedrooms and the house bathroom, three bedrooms served by dressing rooms and ensuite facilities. Externally the property is approached via an electric gated driveway leading to a courtyard with ample turning and parking space for multiple cars, there is a multi-purpose stone construction outhouse which could be a garden office. The gardens are well maintained and particularly private with various lawn areas, patios and a sheltered patio for alfresco dining and BBQ'ing with an additional covered area with provisions for a hot tub. The property throughout enjoys ceiling heights of approximately 2.7m and the luxury of underfloor heating throughout.

**Offers Around £1,595,000**

## GROUND FLOOR

### RECEPTION HALL

Enter into the property through a bespoke built solid oak large front door with adjoining double glazed oak windows from the entrance portico into the grand reception hall. The reception hall features high quality flooring, a wide bespoke solid oak staircase with glazed balustrade that kite winds to a galleried landing to the first floor. There is inset spot lighting to the ceiling, a fabulous central chandelier point, under floor heating and oak skirting. Double oak and glazed doors then provide access to the open plan dining kitchen and family room, lounge, ground floor bedroom/home office, ground floor shower room and utility room. There is a useful under stairs cloaks cupboard with fitted furniture, shoe shelving and ample space for coats. The high quality flooring continues through and there is a wall light point controlled with a Lutron lighting system which is to be found throughout main living areas to the ground floor, hallways and principal suite.



## LIVING DINING KITCHEN

Measurements – 32'8" x 32'3" (9.96m x 9.83m)

As the photography suggests, the open plan dining kitchen and family room is a most impressive, light and airy, dual aspect reception room which features banks of windows to the front and rear elevations, two sets of bi-folding doors to the rear and side elevations as well as an additional set of French doors which lead to the side patio. There is attractive large Porcelain tiled flooring with under floor heating, bespoke solid oak skirting, inset Lutron spotlighting to the ceiling and three pendant light points over the dining area. The kitchen is a bespoke German kitchen which features a wide range of high quality fitted wall and base units with light mocha coloured handleless contrasting pale cream cupboard fronts and complimentary Corian work surfaces in light mocha over which incorporate an inset sink unit with bevelled drainer and chrome monobloc mixer tap above and separate boiling Quooker tap. The kitchen is well equipped with high quality built in Neff appliances including a waist level slide and hide oven, shoulder level microwave combination oven and warming drawer, integrated fridge and integrated freezer, integral Bosch dishwasher and a five ring ceramic induction hob with ceiling mounted extractor over inset into the breakfast island. The breakfast island has handleless cupboard fronts and complimentary Corian work surfaces over with an inset preparation sink with Blanco mixer tap over. The kitchen benefits from soft closing doors and drawers, a glass splash back, opaque glazed display cabinets, under unit lighting and a fabulous breakfast island with ample cupboards beneath providing space for informal dining which then seamlessly leads into the family area. The doors and windows provide pleasant open aspect views across the property's manicured and landscaped gardens and of the neighbouring fields and woodland beyond.





## DINING AREA

The dining area is of a very large size (approximately 6.2m x 5.0m) and is a lovely reception area ideal for entertainment and formal dining. With a continuation of the fabulous Luton lighting system and bespoke solid oak skirting, this area enjoys a delightful view providing a vast amount of natural light. With ample space for an exceptionally large dining table, this versatile area is sure to impress.



## LIVING ROOM

Measurements – 20'7" x 16'0" (6.27m x 4.87m)

The living room is accessed via double oak and glazed doors and features high quality flooring with under floor heating. There are dual aspect windows with a bank of windows to the rear elevation providing pleasant views onto neighbouring fields and with French doors to the side elevation leading seamlessly to the rear patio. There is inset spot lighting to the ceiling and two ceiling light points.



## INTEGRAL DOUBLE GARAGE

Measurements – 19'5" x 19'5" (5.93m x 5.92m)

The integral double garage features an electric remote controlled sectional up and over door. There is lighting and power in situ which is on a remote sensor, a bank of double glazed windows with obscure glass to the side elevation and the garage also houses the Viessmann floor mounted boiler system.

## UTILITY ROOM/BOOT ROOM

The utility room/boot room features fitted wall and base units with high gloss handleless cupboard fronts and with complimentary rolled edge work surfaces over which incorporate a Cooke & Lewis composite sink and drainer unit with chrome mixer tap. There is a ceramic splashback to the work surface, soft closing doors and drawers and plumbing and provisions for an automatic washing machine. There is a double glazed external composite door to the rear elevation providing access to the gardens and also providing pleasant views, inset spot lighting to the ceiling and oak doors provide access to the gym and integral double garage.



## GYM

Measurements – 19'7" x 9'7" (5.97m x 2.92m)

The gymnasium is a light and airy reception room which is most versatile and can be utilised as a variety of uses such as an additional home office, recreational room or hobby room. There are dual aspect double glazed banks of windows to the rear and side elevations, both of which provide pleasant open aspect views, high quality flooring, oak skirting and inset spotighting to the ceiling. The gym also includes a full-length mirrored wall.



## W.C./SHOWER ROOM

The ground floor shower room features a modern contemporary three piece suite which comprises of a fixed frame walk in shower with thermostatic rainfall shower head and separate handheld attachment, a broad wall hung wash hand basin with vanity cupboard beneath, chrome monobloc mixer tap and attractive tiled splashback. There is a low level W.C. with push button flush, tiled flooring, bespoke solid oak skirting, a chrome ladder style radiator and Lutron inset spotighting to the ceiling which are motion censored. Additionally, there is a double glazed window with obscure glass to the side elevation, an extractor fan and a hand sensor activated light up mirror with de-mister feature.



## BEDROOM 6/HOME OFFICE

Measurements – 13'8" x 13'2" (4.16m x 4.02m)

This versatile room can be utilised for a variety of uses and can accommodate a double bed with ample space for free standing furniture. The room is currently utilised as a home office and features a bank of double glazed windows to the front elevation with a pleasant tree lined outlook. There is Lutron inset spotlighting to the ceiling, high quality flooring with under floor heating and bespoke solid oak skirting. This room includes a plug in data point, ideal for home working.



## FIRST FLOOR

### GALLERIED LANDING

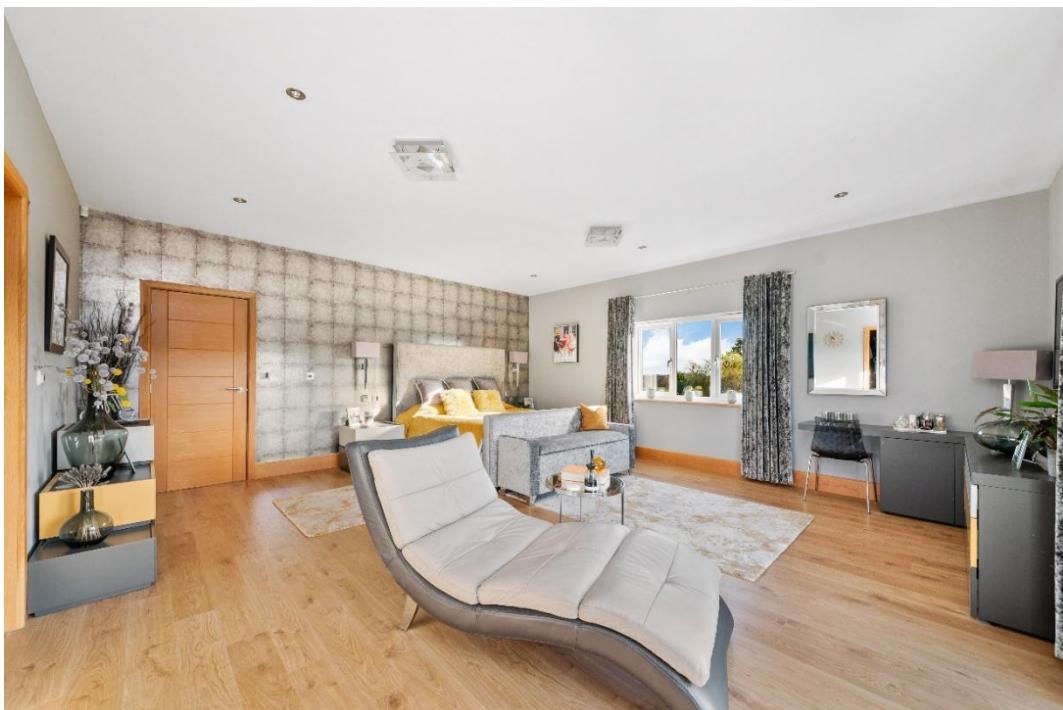
Taking the oak staircase from the grand reception hall, you reach the first floor galleried landing which features inset footwell lighting to the uniquely wide solid oak staircase, inset spotighting to the ceiling and a bank of double glazed windows to the front elevation providing fabulous views and far reaching views towards Emley Moor Mast. There are oak doors providing access to five exceptionally large bedrooms and the house bathroom.



## PRINCIPAL SUITE

Measurements – 19'3" x 18'0" (5.86m x 5.49m)

As the photography suggests the principal suite is a light and airy exceptionally large bedroom which can accommodate a super king sized bed with ample space for free standing furniture with a bank of double glazed windows to the front elevation and a double glazed Juliette balcony with glazed balustrade to the side elevation. There is high quality flooring, inset spot lighting to the ceiling, two ceiling light points and oak and glazed doors provide access to the dressing room and en-suite. The property also benefits from a plug in data point.



## PRINCIPAL SUITE EN-SUITE

Measurements – 14'3" x 10'10" (4.34m x 3.31m)

The en-suite bathroom features a high quality modern contemporary five piece suite which comprises of a double ended free standing bath with floor mounted shower head mixer tap, a large walk-in fixed frame shower cubicle with thermostatic rainfall shower head and separate handheld attachment, a low level W.C. with push button flush and twin broad wall hung wash hand basins, both with chrome monobloc mixer taps and matching vanity cupboards beneath. There is attractive Amtico tiled flooring with contrasting porcelain tiling to the walls, a wall mounted flat screen television, extractor fan, chrome ladder heated towel rail and a bank of double glazed windows to the rear elevation with fabulous open aspect views. There is floor mounted spot lighting, a shaver point and two LED backlit vanity mirrors activated by hand sensor with de-mister effect.



## PRINCIPAL SUITE DRESSING ROOM

Measurements – 14'4" x 8'0" (4.38m x 2.44m)

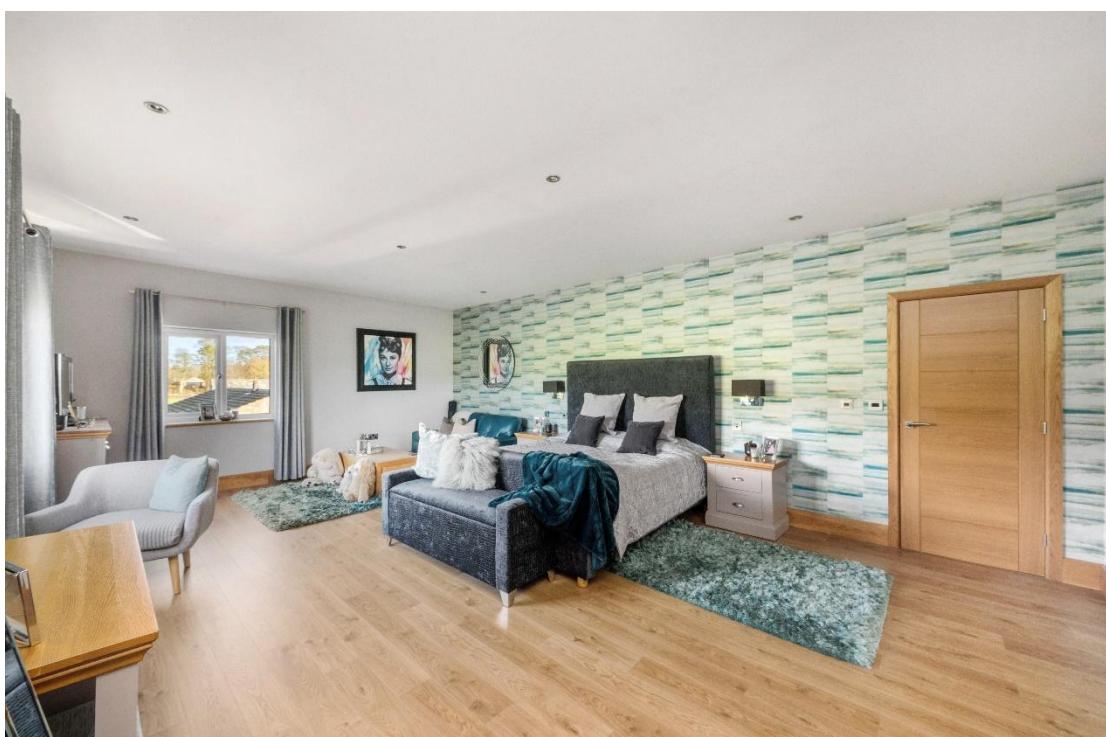
The dressing room features banks of fitted units with pull out drawer units, hanging rails and shelving. There is a double glazed window to the rear elevation providing fabulous open aspect views across neighbouring fields, and ceiling light point, under floor heating and high quality flooring.



## BEDROOM TWO SUITE

Measurements – 23'10" x 16'0" (7.26m x 4.88m)

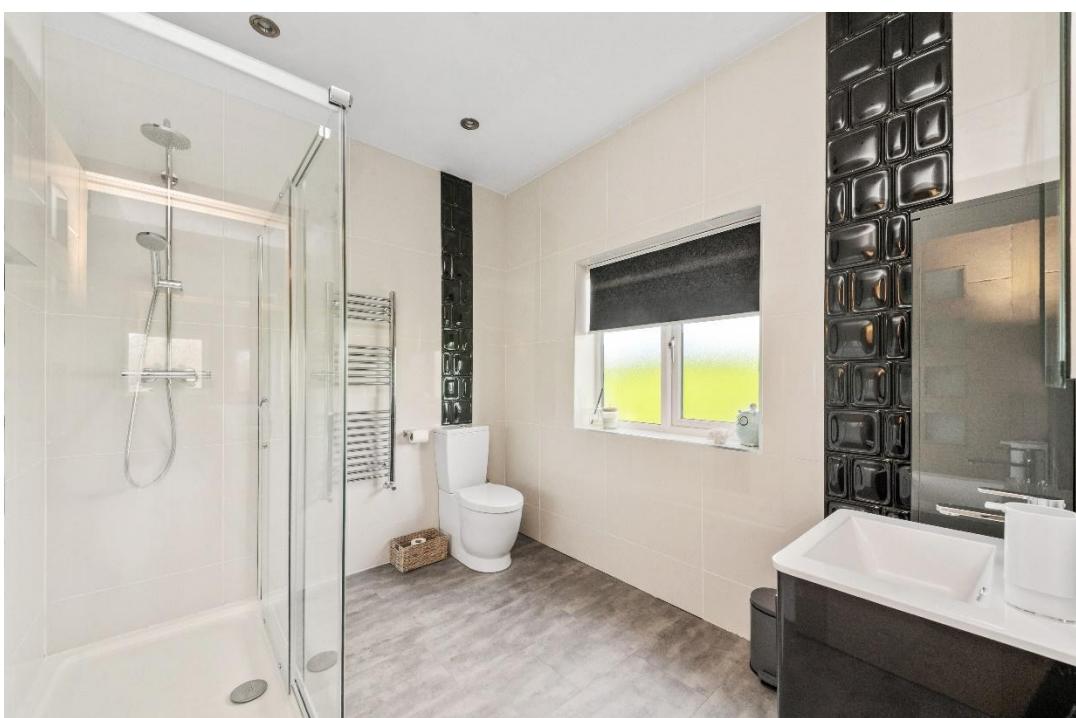
Bedroom two is a generously proportioned dual aspect fantastically large bedroom situated at the rear of the property with banks of windows to the rear and side elevations, both of which providing fantastic open aspect views across neighbouring fields and the tree lined backdrop. There is inset spot lighting to the ceiling, high quality flooring with under floor heating, two reading light points and bespoke solid oak and glazed solid oak doors provide access to the dressing room and en-suite, and the bedroom features a plug in data point.





## BEDROOM TWO EN-SUITE

The en-suite shower room features a modern contemporary three piece suite which comprises of a low level W.C. with push button flush, a broad wall hung wash hand basin with chrome monobloc mixer tap and vanity drawer beneath and a walk in shower cubicle with thermostatic rainfall shower head with separate handheld attachment. There is high quality LVT flooring, attractive large porcelain tiling to the walls, inset spot lighting to the ceiling, an extractor vent and a double glazed window with obscure glass to the rear elevation. There is a hand sensor activated light up mirror with de-mister feature.



## BEDROOM TWO DRESSING ROOM

The high quality flooring continues through from the bedroom into the walk in wardrobe/dressing room which features fitted units providing hanging rails, shelving and drawer units. There is a ceiling light point on a remote sensor.

## BEDROOM THREE SUITE

Measurements – 19'0" max x 16'7" (5.79m max x 5.05m)

Bedroom three is a light and airy generously proportioned large bedroom situated at the front of the property with a bank of windows taking advantage of the elevated position of the property with superb open aspect views. There is inset spotlighting to the ceiling, attractive bespoke solid oak skirting and oak and bespoke solid oak glazed doors provide access to the dressing room and en-suite. This bedroom comfortably accommodates a super king sized bed with plenty of space for free standing furniture with an additional plug in data point.

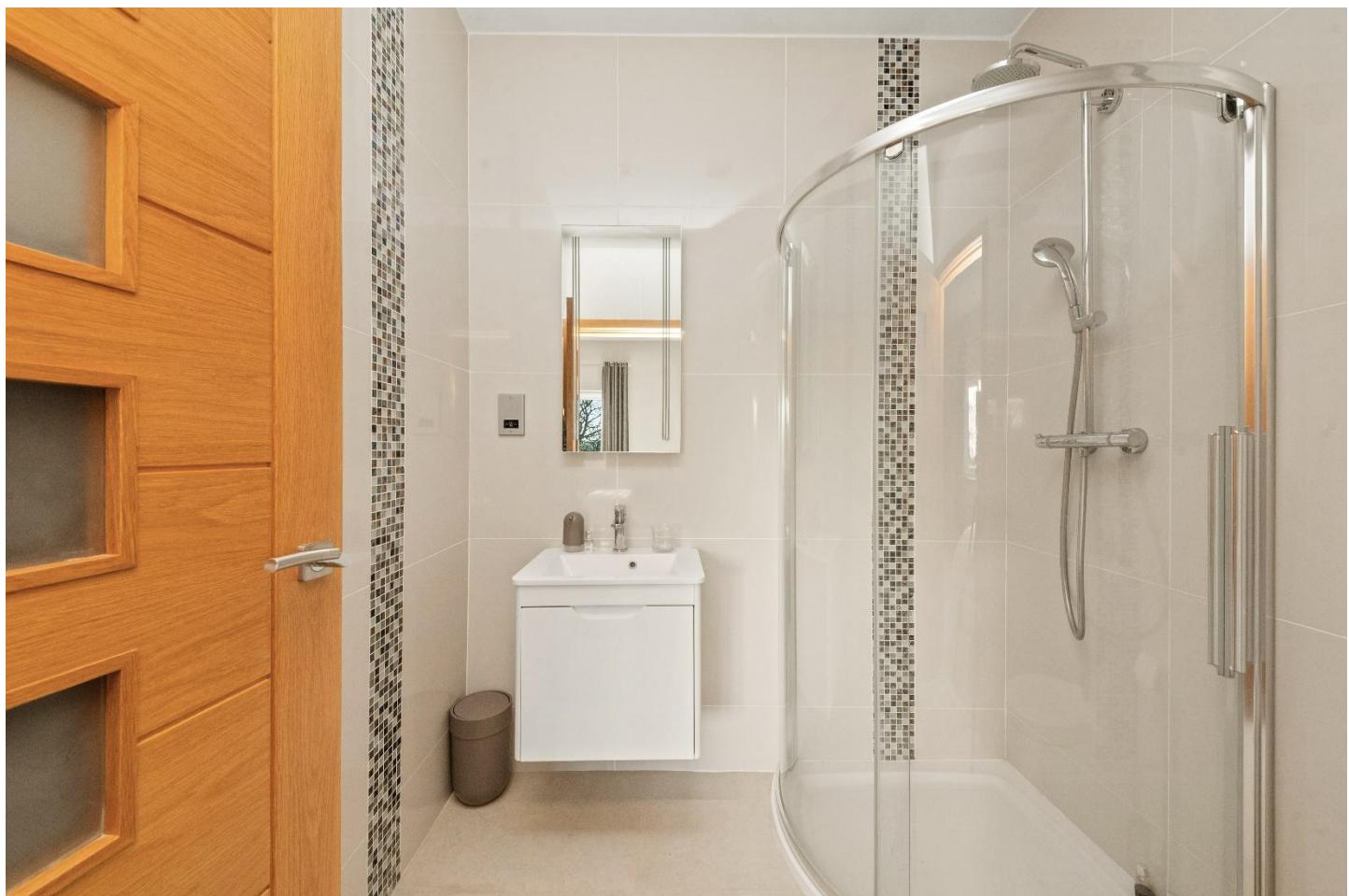


### **BEDROOM THREE EN-SUITE**

The en-suite shower room features a modern contemporary three piece suite which comprises of a quadrant style shower cubicle with thermostatic rainfall shower and with separate handheld attachment, a low level W.C. with push button flush and a wall hung wash hand basin with vanity cupboard beneath and chrome mixer tap. There is a chrome ladder heated towel rail, LVT flooring with under floor heating, a shaver point, inset spot lighting to the ceiling and an extractor fan. There is a hand sensor activated light up mirror with de-mister feature.

### **BEDROOM THREE DRESSING ROOM**

The dressing room features a ceiling light point on a remote sensor with fitted wardrobes which have hanging rails and shelving. There is carpeted flooring with under floor heating.



## BEDROOM FOUR

Measurements – 19'7" x 13'9" (5.97m x 4.19m)

As the photography suggests, bedroom four is a generously proportioned light and airy large bedroom with ample space for free standing furniture and a super king sized bed. It features a bank of double glazed windows to the front elevation with fabulous panoramic views across the valley. There is a loft hatch with drop down ladder providing access to a useful attic space, high quality flooring with under floor heating and bespoke solid oak skirting.



## BEDROOM FIVE

Measurements – 21'2" x 11'9" (6.45m x 3.58m)

Bedroom five, again, is a generously proportioned light and airy large bedroom which has ample space for free standing furniture and a super king sized bed. There is a bank of double glazed windows to the rear elevation with pleasant open aspect views, carpeted flooring with under floor heating and inset spotlighting to the ceiling.



## HOUSE BATHROOM

The house bathroom features a high quality five piece suite which comprises of a fixed frame shower with thermostatic rainfall shower head and separate handheld attachment, a low level W.C. with push button flush, a double ended inset jacuzzi bath with large porcelain tiled surround and bath end fill tap with shower head mixer tap and two broad wall hung wash hand basins, both with vanity drawers beneath and chrome monobloc mixer taps. There is luxury vinyl tiled flooring, attractive tiling to the walls, inset spot lighting to the ceiling, an extractor vent, shaver point and two LED backlit vanity mirrors with hand sensor activated lights and de-mister feature. There are two floor mounted LED spotlights and a bank of double glazed windows to the rear elevation taking full advantage of superb views.



## OUTSIDE

### EXTERNAL

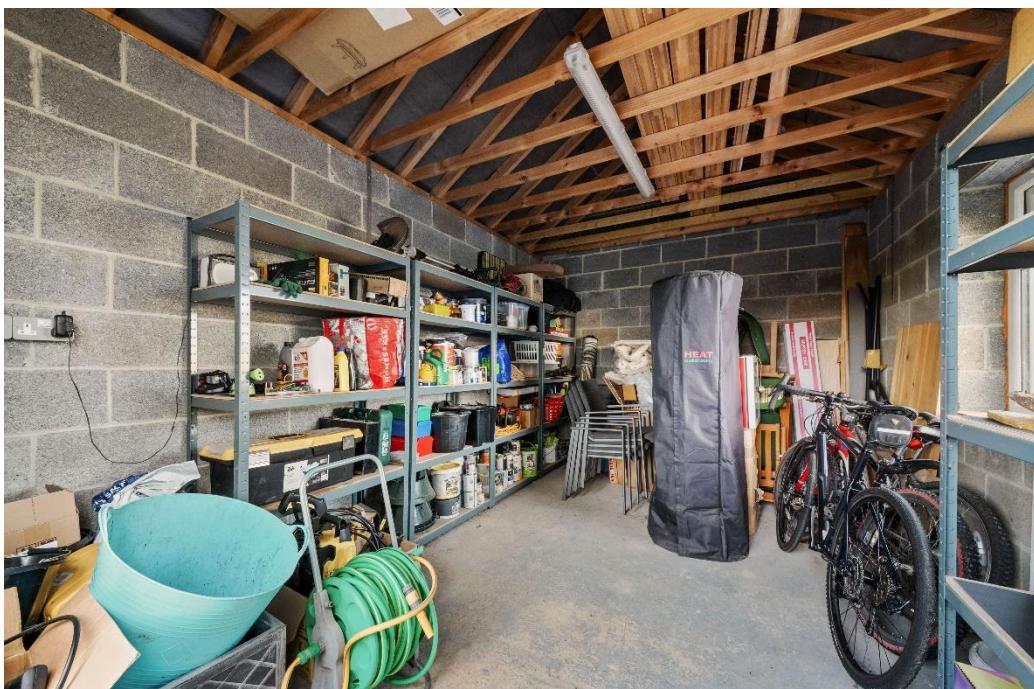
Externally, Flockton Grange is accessed approximately 100m off of Barnsley Road via a private road which leads to just the subject property and a neighbouring property. Flockton Grange then has remote controlled private gates which lead to a sweeping driveway with wall mounted external lighting. The driveway then leads across the fabulous frontage of the property and leads to the side where there is ample off street parking for 10 or more vehicles and with a driveway leading to the integral double garage. There are well stocked and low maintenance flower, tree and shrub beds with part fenced, part walled and part hedged boundaries. Immediately to the front of the property is a fabulous Ashlar stone gable with external lighting and beautiful stone steps that lead to a door canopy by the front door. Following the driveway to the side of the property is an Indian stone flagged pathway that leads down the side of the property to the rear garden and the rear garden features a fabulous patio ideal for alfresco dining and barbequing which is particularly sheltered with low maintenance raised flower and shrub beds and with fabulous views onto neighbouring fields beyond. There are various external lights, external plug points, an external tap and a particularly sheltered area outside of the family room and lounge with covered space and provisions for a hot tub. The entire lawned area is southerly facing and enjoys the sun morning through to evening. The gardens extend to a fabulous area leading to two very large private lawns with privacy bearing hedged boundaries and well stocked flower and shrub beds. Immediately to the side of the property is a fabulous cast iron anthracite pergola with outside kitchen. Again, there are external lights and external double plug points and from the patio there are fabulous lawns, superb open aspect views towards Emley Moor and beyond.



## OUTBUILDING

Measurements – 14'7" x 10'2" (4.45m x 3.11m)

The outbuilding is situated towards the rear of the plot and is accessed via double glazed external doors with obscure glazed inserts. There is an additional double glazed window with obscure glass to the front elevation, lighting and power in situ and with additional storage available in the rafters. This room could be updated to create a garden office or hobby room.











**PROPERTY VIEWING NOTES:**

## ADDITIONAL INFORMATION

EPC rating - B  
Property tenure – Freehold  
Local authority - Kirklees Council  
Council tax band – G

### **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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**OFFICE OPENING TIME**

**7 DAYS A WEEK**

Monday to Friday - 8.45 to 17:30

Saturday - 9:00 to 14:00

Sunday - 11:00 to 13:00

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