



cornerstone  
ESTATE AGENTS

Manor House  
Flockton, Wakefield



## Manor House Flockton, Wakefield

£950 PCM / BOND £1,095

A beautifully presented 4 bedroom end townhouse.

This property has a wonderful contemporary feel throughout, having a modern dining kitchen complete with integrated appliances including oven, dishwasher, washing machine and fridge/freezer, as well as a light and airy lounge. To the first floor are 3 bedrooms (2 of which are doubles) together with a white house bathroom. To the second floor is a master bedroom with a stylish sizeable shower room.

Also having far reaching views.



### Entrance Hall

Partly glazed door opens into the hallway, having a door leading to the dining kitchen, lounge and WC, with stairs rising to the first floor.

### Dining Kitchen

14' 5" x 11' 1" (4.39m x 3.38m) approx.

A beautifully presented dining kitchen having modern wall and base units, integrated oven with hob over, along with an integrated fridge / freezer, washing machine and dishwasher. There is ample room for a family dining table and chairs. The bay window creates an abundance of natural light.

### Lounge

14' 6" x 11' 7" (4.42m x 3.53m) approx.

A light and airy lounge, courtesy of the box windows and double patio doors leading out to the fabulous decking area. Also benefiting from a modern fireplace and tastefully decorated neutral walls with coved ceiling.

### Landing

Having doors leading to bedrooms, bathroom and stairs rising to second floor. Also benefiting from a sizeable airing cupboard providing extra storage.

### Bedroom 2

12' 5" x 8' 9" (3.78m x 2.67m) approx.

A double bedroom, beautifully decorated with fitted wardrobes.

### Bedroom 3

11' 4" x 6' 2" (3.45m x 1.88m) approx.

Another good sized bedroom situated at the rear of the property.

### Bedroom 4

8' 1" x 8' 7" (2.46m x 2.62m) approx.

Bedroom 4 is currently being used as a study, however, is a good size and could be used as an additional double bedroom.

### House Bathroom

A modern white 3 piece bathroom comprising of a panelled bath with shower over, wash basin and a low level WC.

### Landing

Having a door leading to the master bedroom and a fabulous shower room.

### Master Bedroom

12' 6" x 12' 7" (3.81m x 3.84m) approx.

A generous sized double bedroom having fitted wardrobes and spectacular far reaching views. Simply stunning!

### Shower Room

An ultra-modern shower room having a good sized step-in shower, a circular ceramic sink and low level WC as well as fitted cupboards giving essential storage.

### Garage

A detached stone garage with power and light supply.

### Front of Property

Having a front garden with driveway leading to the garage.


### Rear Garden

An enclosed rear garden, having a decking area for a BBQ with steps down to a lawned area with fenced boundaries.





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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100) A			
(81-91) B			
(69-80) C		76	78
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

Environmental (CO <sub>2</sub> ) Impact Rating		Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>			
(92-100) A			
(81-91) B			
(69-80) C		77	78
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	