



HODSONS



PCM

£725 PCM

Manordale Close

Flockton, WF4 4SX

PROPERTY SUMMARY

We are pleased to offer this first floor, TWO DOUBLE BEDROOM apartment situated in the highly sought after location of Flockton with impressive views over open countryside. This apartment is in a village setting but provides a convenient commute to Wakefield, Huddersfield, Barnsley and Dewsbury, as well as easy access to the M1 motorway, junctions 38 and 39 to Leeds or Sheffield. The property benefits from electric heating and PVCu double glazing together with accommodation of entrance hallway, lounge with heater, compact modern kitchen with cooker, ceramic hob, extractor hood, fridge/freezer and washer, master double bedroom with four door wardrobe included, second double bedroom and a house bathroom/WC with shower and boiler cupboard / airing cupboard. One allocated parking space, visitor parking available as well as on street parking. Some fitted blinds included. No lifts in the block.

2



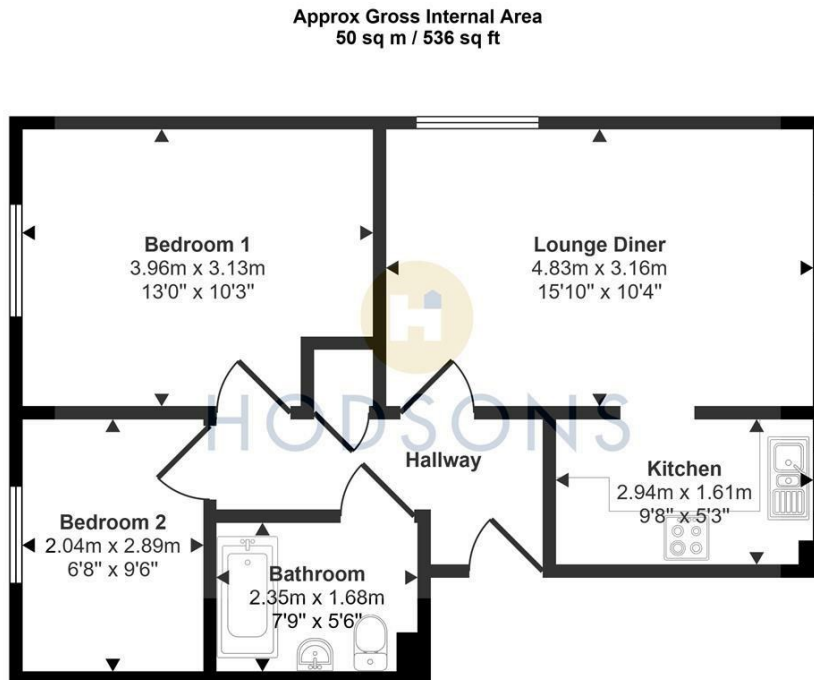
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1







Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

LOCAL AUTHORITY

Kirklees Council


TENURE

COUNCIL TAX BAND

B

VIEWINGS

By prior appointment only

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

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

OFFICE ADDRESS

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OFFICE DETAILS

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