



No.1
The Russets
Flockton



Welcome to The Russets, a versatile, spacious home exuding warmth and character; offering both comfort and endless potential, and now awaiting its next chapter.



Countryside & Convenience

One of a trio of detached homes along a quiet cul de sac in the peaceful rural surrounds of Flockton, a tranquil West Yorkshire village enveloped by picturesque countryside, yet it retains convenient connections to the wider world. A much-loved family home, extended and developed over the years to offer spacious, storage laden living, pull up along the tarmac driveway, where ample parking for four cars awaits, and which leads to a large double garage with up and over door.

Mature, manicured hedging provides a screen of privacy to the front, whilst the front wall is festooned with fragrant wisteria, which bursts into bloom in late spring. Make your way indoors, passing the beautifully maintained lawn, whose borders are richly planted with flowers and shrubs, and sheltered by the high hedging which provides plenty of privacy.





Bright & Broad Entrance

From the front door, emerge into the spacious entrance hallway, a peaceful and airy space, carpeted underfoot, and where the staircase ascends to the first-floor landing.

On the right, you can freshen up in the handy downstairs WC, with vanity unit wash basin and wood-effect flooring.

Across the entrance hall, relaxation awaits in the lavishly sized lounge, where sunlight streams in through a large window overlooking the colourfully planted and private front lawn.





Comfort & Warmth

Carpeted in neutral tones, a coal-effect gas fire issues warmth and welcome from within its stone surround, making a cosy focal point on winter nights. Glazed doors preserve the light flow to the rear, sliding open to provide access to the dining room, enabling an open unbroken flow when entertaining.

Continuing this fluidity of space, the dining room opens up to the conservatory through double doors to the rear. Awash with light, windows to three sides invite the glorious garden in, with fitted blinds to the glazed roof. Step out into the garden and soak up the sunshine, or from the comfort of the conservatory, watch the birds, visiting the feeders.





Wine & Dine

Completing the easy flow to be found at The Russets, step through into the capacious dining kitchen, where a large peninsula features seating along two sides. Ample storage can be found in the wooden cabinetry, whilst marble effect worktops offer plenty of preparation space for rolling out pastry and pizzas.

Large and light, the kitchen is fully equipped with an oven, hob, extractor hood, sink and microwave.





Room to Grow...

Leading off from the kitchen, plenty of storage can be found in the modern white cabinetry of the utility room, where herringbone flooring features underfoot. With plumbing for a washing machine and dryer, a door opens to the rear garden. There is also access through from the utility room to the spacious integral double garage, where there is plenty of parking space for two cars.

Take the stairs up from the entrance hall to the first-floor landing, where to the right, an enormous room converted above the garage currently serves as a playroom. Ideal as a games room or separate sitting room too, wooden steps provide access up to a panelled space above the bathroom, perfect for storage.







Soak & Sleep

Along the landing, tucked away, discover a shower room, tiled to the walls and also furnished with a wash basin and WC.

Also nestled along this peaceful wing of the home is a guest bedroom, a comfortable double with views out over the garden. A private, independent area of the home, this wing could be ideal for guests or older teens seeking their own space.

Returning to the main landing, plenty of storage can be found in a single bedroom, with an array of wardrobes ideal for all your clothing.



Refresh and revive in the family bathroom, situated directly ahead from the top of the stairs. Storage can be found in the fitted cabinetry, also accommodating the wash basin and WC, whilst sandy toned tiles coat the floor and walls. Enjoy a reviving soak in the bath or freshen up with a spritz in the separate shower.

Another double bedroom awaits next door, overlooking the back garden, before arriving at the master bedroom, brimming with storage, wooden flooring and peaceful views out over the front.

Next door, fitted storage features once more in the sixth of the bedrooms, a light-filled single.







“ —
In the springtime the garden is
full of colour and follows
through until autumn.
— ”

Sunshine & Shelter

Soak up the sunshine on the bench seating to the front of The Russets, sheltered from view behind mature hedging, and where a large front lawn provides a buffer of greenery, edged in established borders.

Garden and pathways wrap around the home, with a shed tucked away to one side, offering plenty of storage for garden furniture and equipment. Paved at the side of the house, behind the shed, there is space for ball games or a greenhouse.

Peaceful and private, the lush lawn at the rear is perfect for children and pets to play, while the circular patio is the ideal place for a gin and tonic in the sunshine. Lovingly tended beds brimming with a variety of plants offer seasonal colour and interest, a natural attraction for pollinators and wildlife.





Out & About

Explore the local area, with a number of pubs and restaurants nearby including The Sun Inn just a short walk away, while The Ark – a bar and restaurant - sits at the other end of the village. A little further out, discover 315 Restaurant towards Huddersfield while the nearby villages of Middlestown, Horbury, Ossett, and Lepton are brimming with cosy pubs and eateries.

For days out, the iconic Emley Mast and the National Coal Mining Museum are less than a mile from home, while Pugneys Country Park and Lake are ideal for family outings and dog walks.

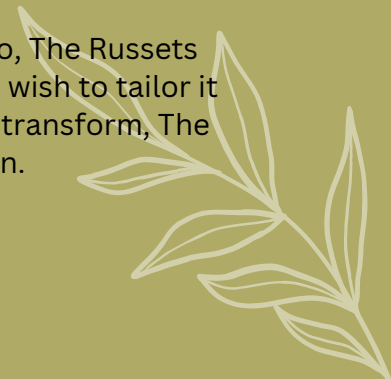
Other nearby attractions include Cannon Hall Farm and its picturesque grounds, Sandal Castle, and Castle Hill in Huddersfield, offering a mix of history and natural beauty.

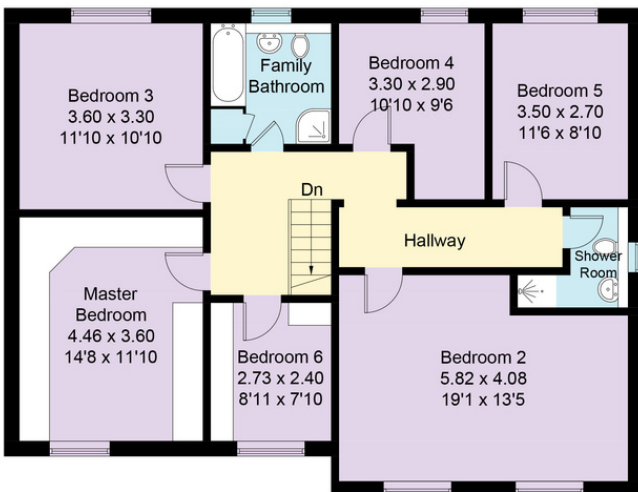
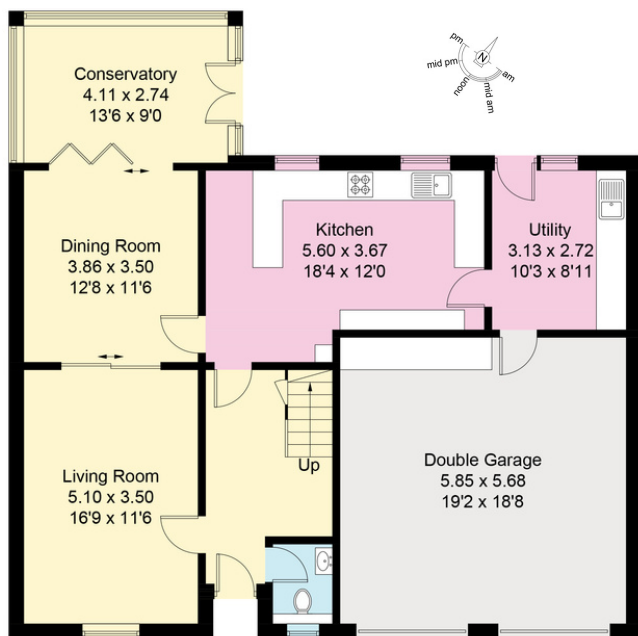
The village is well-serviced with a local shop for everyday essentials alongside excellent transport links, with Barnsley Road connecting directly to the M1 motorway and with easy access to the M62 for East-West travel.

Wakefield, just eight miles away, offers direct trains to London, making commuting a breeze.

Families are well served by Flockton Junior, Scissett Middle School and Shelley College.

A much-loved family home, The Russets now awaits its next chapter. Ready to move into, The Russets provides the perfect canvas for anyone, from young families to older couples, who might wish to tailor it further to their own vision. Whether you're looking for a welcoming retreat or a space to transform, The Russets holds appeal for all, inviting its next owner to make it truly their own.





Useful to Know...

- UPVC double glazing throughout
- Gas central heating
- Mains water & drainage
- Kirklees Council
- Council tax band F
- EPC rating C

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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