



130 Coxley View, Netherton, Wakefield, WF4 4NE
£320,000

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This well maintained 4 bedroom detached family home truly needs to be viewed to appreciate the stunning rural views enjoyed from the rear. Having uPVC double glazing, gas fired central heating, security alarm and accommodation comprising: entrance hall, modern wc, 28ft lounge/diner, fitted kitchen with Neff oven and hob, large conservatory, 4 bedrooms (3 doubles 1 single) and modern 3 piece shower room/wc. Outside there is a double width driveway, single garage with electric door and low maintenance gardens to front and rear. This family home is situated in this sought after semi-rural village with lovely rural walks nearby and handily placed for local schools and M1 motorway access. NO VENDOR CHAIN



GROUND FLOOR:

Entrance Hall

An entrance door gives access to the hallway which has a staircase rising to the first floor and a central heating radiator.

Claokroom/WC

This modern suite has fully tiled walls, wash basin, wc, built in storage, understair store cupboard, ladder style radiator and a uPVC double glazed window.

Lounge Diner

28'0 x 11'0 (8.53m x 3.35m)

The spacious reception room has a wall mounted gas fire, 2 central heating radiators, uPVC double glazed window to the front elevation and sliding patio doors which give access to the conservatory.

Conservatory

15'6 x 8'0 (4.72m x 2.44m)

This large conservatory provides a relaxing place to sit and enjoy the rural views, having fitted blinds, gas wall heater and a central heating radiator. Twin glazed doors lead to the rear garden.

Kitchen

16'6 x 6'9 (5.03m x 2.06m)

Having a range of quality wall and base units with granite work surfaces, sink unit with mixer tap, and integrated washing machine, Neff built in appliances include induction hob with extractor hood over and double oven. There are ceiling spotlights, space for a tall fridge freezer, uPVC double glazed windows to side and rear elevations and side external door.

FIRST FLOOR:

Landing

The landing has a uPVC double glazed window to the side and access to the loft via a hatch which is partially boarded. There is a central heating radiator and a built in airing cupboard which houses the water cylinder.

Master Bedroom

15'6 max x 9'4 (4.72m max x 2.84m)

This double room has a central heating radiator and uPVC double glazed window to the front elevation.

Bedroom 2

12'4 x 9'2 (3.76m x 2.79m)

This double room also has a central heating radiator and a uPVC double glazed window to the rear elevation which enjoys rural views.

Bedroom 3

9'0 x 8'9 (2.74m x 2.67m)

Having a central heating radiator and uPVC double glazed window to the rear elevation enjoying the rural views.

Bedroom 4

10'0 x 5'6 (3.05m x 1.68m)

This single room is situated to the front of the property and has a central heating radiator and a uPVC double glazed window.



Shower Room & WC

This fully tiled modern suite comprises a corner shower enclosure, wc, wash basin, quality flooring, a central heating radiator and uPVC double glazed window.

OUTSIDE:

There is a small garden area to the front covered in blue slate for easy maintenance. A blocked paved driveway provides off road parking and there is a brick built single garage with electric door. The garage has a rear personal door, power/lighting and houses the Vaillant central heating boiler and fuse box. The rear garden is also low maintenance being mainly blocked/gravelled with timber decking which takes full advantage of the beautiful rural views.

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.

DIRECTIONS:

Leave our Mirfield office via Huddersfield Road travelling in the direction of Huddersfield. At the traffic lights take a left hand turning into Station Road travelling under the railway bridge and over the river to the mini roundabout. Here take a right hand turning onto Hopton Lane, continue up the road and turn left onto Hopton Hall Lane. At the end of this road turn left onto Lily Lane/B6118 for approximately 2 miles. Continue to Grange Moor and at the roundabout take the second exit onto Barnsley Road/A637. Turn left onto Stocksmoor Road/B6117. Continue on this road and turn left onto Coxley View.

TENURE:

Freehold

COUNCIL TAX BAND:

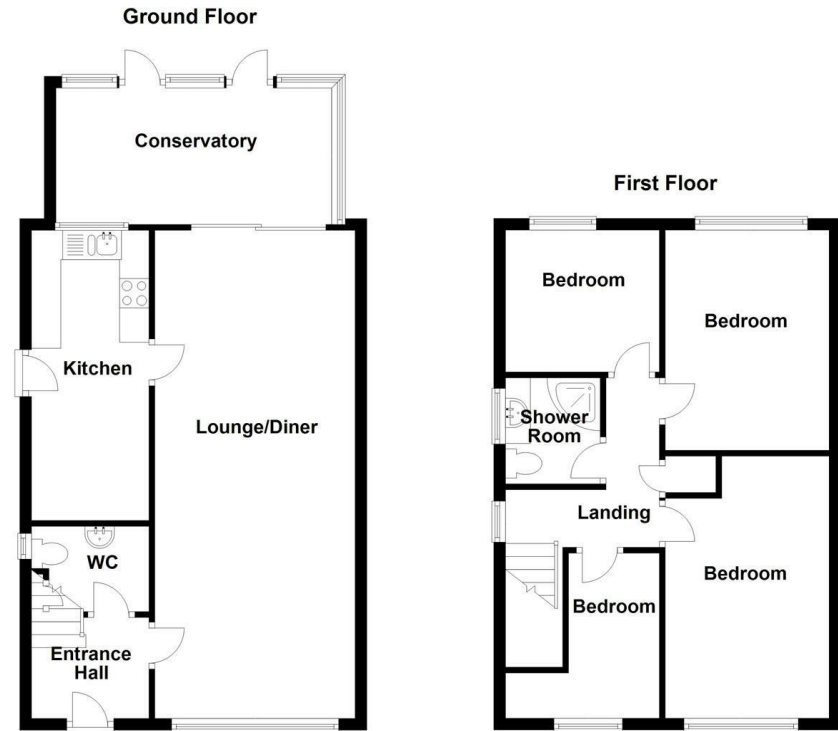
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MORTGAGES:

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.



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

