



WAKEFIELD
01924 291 294

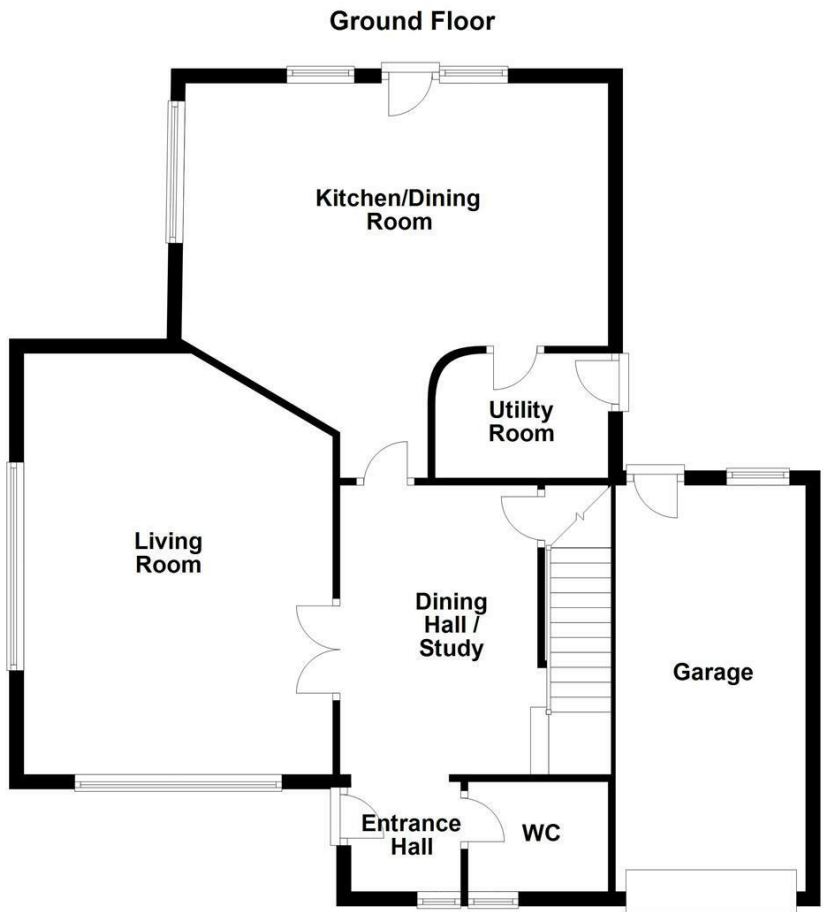
OSSETT
01924 266 555

HORBURY
01924 260 022

NORMANTON
01924 899 870

PONTEFRACT
01977 798 844

CASTLEFORD
01977 808 210

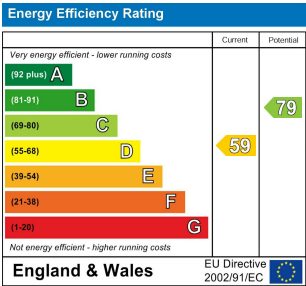


OTHER INFORMATION

IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements to enable them to obtain exact details for the purpose of fitted carpets. Please note that none of the appliances mentioned in our brochures i.e. gas boilers, heaters, cookers, refrigerators etc. have been checked or tested and cannot be guaranteed to be in working order. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller.

MORTGAGES www.mortgagesolutionsofwakefield.co.uk
Did you know that we have our own specialist mortgage consultants who can provide you with free independent advice and information regarding your house purchase and everything it entails, from budget planning to finding the best mortgage deal available to you*
Wakefield - Contact Vince Hickman
01924 339572 or vince@mortgagesolutionsofwakefield.co.uk
Ossett - Contact Sharon Dorsett
01924 266555 or sharon@mortgagesolutionsofwakefield.co.uk
Pontrftract & Castleford - Contact Chris Houseman
01977 808210 or chris@mortgagesolutionsofwakefield.co.uk

*your home may be repossessed if you do not keep up repayments on your mortgage.



FREE VALUATION
If you are thinking of a making a move then take advantage of our FREE market appraisals, with the knowledge that we have been selling houses for the people of Wakefield for 50 years and now selling and renting houses in Pontrftract and Castleford.

PROPERTY ALERTS
Make sure you keep up to date with all new properties in your price range in the particular area you have in mind by registering your details with us. Also, the Richard Kendall Property Magazine is sent to all applicants on our mailing list FREE OF CHARGE.

CONVEYANCING
Richard Kendall Estate Agent is proud to have their own panel of solicitors offering a comprehensive service to our clients requiring Conveyancing services. This service enables Richard Kendall Estate Agent to work hand in hand with our solicitors and our mortgage brokers to ensure the legal process of buying or selling your homes is as seamless as possible.



1 Netherton Hall Gardens, Netherton, Wakefield, WF4 4JA
For Sale Freehold Guide Price £385,000



** A VIRTUAL PROPERTY TOUR IS AVAILABLE ON THIS PROPERTY! **

Occupying a corner plot in this prestigious cul-de-sac within a sought after village and facing Netherton Hall across the gardens, this sizeable detached house is built in natural stone under a slate roof to an impressive design with four well-proportioned bedrooms. It has the advantage of gas central heating, double glazed windows. Available with no chain involved and immediate vacant possession.

The accommodation comprises front entrance lobby with cloakroom off, spacious reception hall/dining hall, large living room, kitchen/dining room with a range of units and a utility room. To the first floor, a master bedroom with en suite shower room/w.c., three further bedrooms and a house bathroom/w.c. A driveway leads to the integral garage and there are garden areas to the front and side, together with a well screened off rear garden.

Netherton is served by a range of amenities including shops and schools, with easy access to the motorway network, ideal for the commuter wishing to work or travel further afield. In addition, there are main local bus routes travelling to and from Wakefield city centre.

A superb family home.

ACCOMMODATION

ENTRANCE HALL

Solid wood front entrance door leading into the entrance hall. Coving to the ceiling, central heating radiator, hardwood flooring, hardwood double glazed window to the front elevation, opening through to the dining hall/study and door to the guest w.c.

GUEST W.C.

6'3" x 4'11" [1.91 x 1.51]

Two piece suite comprising low flush w.c. and pedestal wash basin. Central heating radiator, hardwood flooring, coving to the ceiling and hardwood double glazed frosted window to the front elevation.

DINING HALL/STUDY

13'1" x 12'2" max including staircase [3.98 x 3.72 max including staircase]

Staircase to the first floor landing with large understairs storage cupboard, coving to the ceiling, central heating radiator, hardwood flooring, wall lighting, double doors through to the living room and door to the kitchen/dining room.

LIVING ROOM

19'2" x 13'9" max [5.85 x 4.20 max]

Enjoying a dual aspect with hardwood double glazed windows to the front and side elevations, coving to the ceiling, wall lighting, central heating radiator, hardwood

flooring and an electric fire with brick dressed interior, marble hearth and decorative surround. Cable connections for satellite TV.

KITCHEN/DINING ROOM

19'1" x 17'10" max [5.82 x 5.43 max]

The open plan dining room and kitchen are separated by a chest high decorative brick room divider with dark wood top and incorporating a back-lit wine bottle display rack. The kitchen area is fitted with a range of wall and base units incorporating display cabinets, laminate work surface, space for under counter appliances including plumbing for a dishwasher, integrated oven, five ring stainless steel gas hob with canopy hood over, 1.5 stainless steel sink and drainer, tiled splash back and floor mounted boiler system. Hardwood flooring, coving to the ceiling and central heating radiator. Hardwood double glazed windows to the side and rear elevations and hardwood rear entrance door leading out to the garden. Door to the utility room.

UTILITY ROOM

7'11" x 5'6" [2.41 x 1.67]

Laminate work surface with space for under counter appliances including plumbing for a washing machine. Space for an upright freezer or fridge/freezer. Tiled splash back, fitted wall units, coving to the ceiling, central heating radiator and hardwood side entrance door.

FIRST FLOOR LANDING

A spacious landing with coving to the ceiling. Access to large attic, fully insulated, which is equipped with electric light and satellite / TV aerials cabled to the bedrooms and lounge. Airing cupboard housing hot water cylinder with secondary electric immersion heater and time-clock controls. Hardwood double glazed window to the side elevation and doors to four bedrooms and the family bathroom/w.c.

BEDROOM ONE

12'10" x 11'0" max [3.92 x 3.35 max]

Coving to the ceiling, hardwood double glazed window to the rear elevation, central heating radiator, wall lighting and door to the en suite shower room/w.c.

EN SUITE SHOWER ROOM/W.C.

7'9" x 5'5" max [2.37 x 1.66 max]

Three piece suite comprising corner shower enclosure with mixer shower, which is auto-power-assisted, giving excellent water pressure. Low flush w.c. and pedestal wash basin. Fully tiled walls, central heating radiator, coving to the ceiling and hardwood double glazed frosted window to the side elevation.

BEDROOM TWO

13'10" x 11'1" max [4.21 x 3.37 max]

Coving to the ceiling, wall lighting, central heating radiator and two hardwood double glazed windows to the front and side elevations, providing a lot of natural light and enjoying pleasant outlooks.

BEDROOM THREE

15'7" x 7'9" max [4.74 x 2.35 max]

Coving to the ceiling, central heating radiator and two hardwood double glazed windows to the rear and side elevations enjoying a dual aspect.

BEDROOM FOUR

9'6" x 8'11" [2.89 x 2.71]

Coving to the ceiling, hardwood double glazed window to the front elevation and central heating radiator.

HOUSE BATHROOM/W.C.

9'10" x 7'9" max [3.00 x 2.36 max]

Spacious house bathroom with three piece suite comprising panelled bath with mixer shower over, low flush w.c. and pedestal wash basin. Fully tiled walls, central heating radiator, coving to the ceiling and hardwood double glazed frosted window to the side elevation.

OUTSIDE

The property has gardens to three sides. To the front, a gravelled driveway provides off street parking leading to the attached single garage with up and over door, eaves storage, rear pedestrian access door, power and lighting. To the left of the property there is a further gravelled garden with low level stone wall, mature conifers and gated access to the rear garden which is enclosed with stone walling, mature trees and shrubbery with a gravelled walkway and access to the kitchen/dining room and utility room.

VIEWINGS

To view please contact our Ossett office and they will only be too pleased to arrange a suitable appointment.

EPC RATING

To view the full Energy Performance Certificate please call into one of our six local offices.

LAYOUT PLANS

These floor plans are intended as a rough guide only and are not to be intended as an exact representation and should not be scaled. We cannot confirm the accuracy of the measurements or details of these floor plans.