



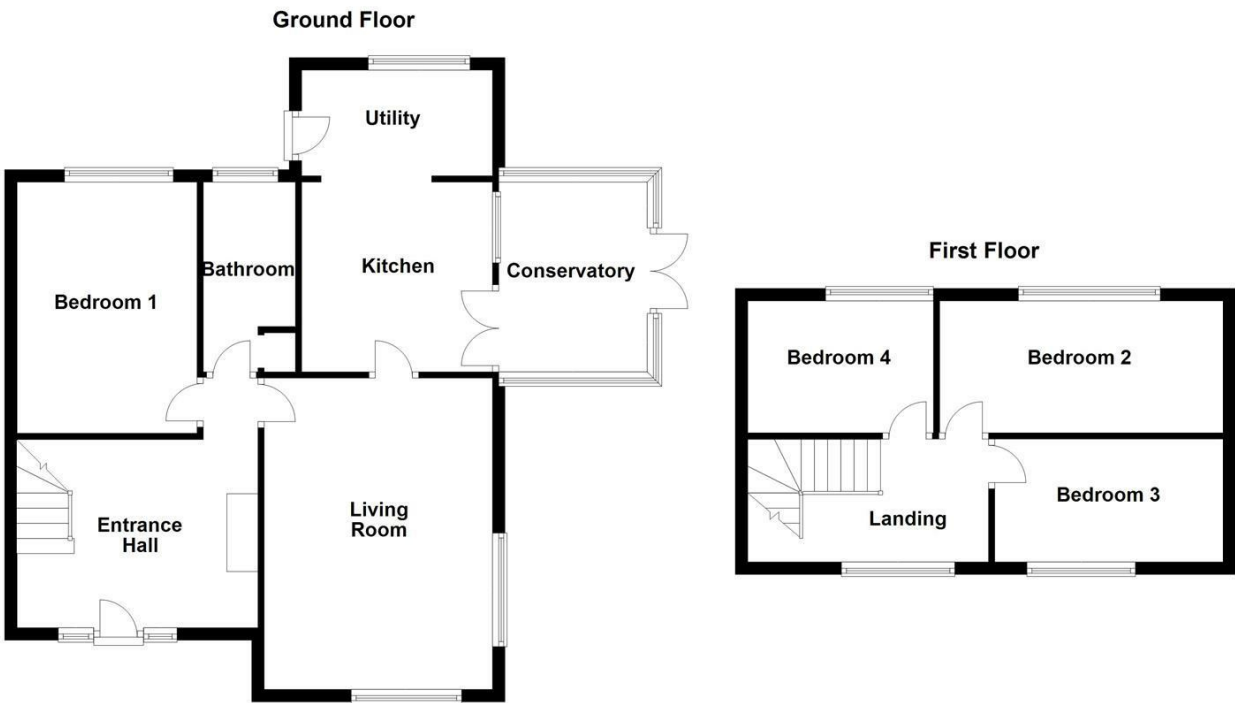
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31 The Crescent, Netherton, Wakefield, WF4 4ND

For Sale Freehold Guide Price £320,000 - £350,000

Enjoying a cul-de-sac location is this four bedroom detached house with benefits from a spacious living room, ample off road parking and gardens to all four sides.

The property fully comprises of entrance hall, three piece suite house bathroom/w.c., bedroom one, living room, extended kitchen and conservatory to complete the ground floor. To the first floor landing there are three bedrooms. Outside to front of property there is a double cast iron gates provide access onto a block paved driveway providing ample off road parking leading to a single detached garage. There's a paved pathway leading down both sides to the attractive lawned garden which sweeps around the property with planted borders with bushes within and timber panelled surround fences on all sides.

The property is located within the sought after area of Netherton, close to the local amenities and schools located nearby with main bus routes running to and from Wakefield city centre, as well as Huddersfield and Holmfirth. The M1 motorway is only a short distance away, perfect for those looking to travel further afield.

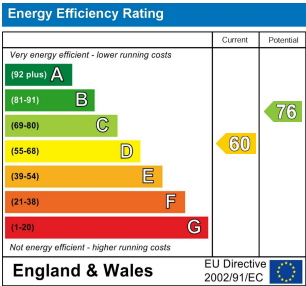
Only a full internal inspection will reveal all that's on offer at this quality home and an early viewing comes highly recommended.

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.

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ACCOMMODATION

ENTRANCE HALL

9'10" min / 13'1" max x 12'7" [3.02m min / 4.0m max x 3.86m]
Two UPVC double glazed frosted windows, one to either side of the door. Wooden staircase with handrail leading up to the first floor landing and central heating radiator. Doors to living room, bathroom/w.c. and bedroom one.

BEDROOM ONE

9'4" x 13'3" [2.86m x 4.04m]
Coving to the ceiling, UPVC double glazed window overlooking the rear aspect, central heating radiator and laminate flooring.



BATHROOM/W.C.

9'11" max / 7'6" min x 4'10" [3.04m max / 2.30m min x 1.48m]
Three piece suite with a panelled bath with mixer tap and separate electric shower with shower curtain over. Low flush w.c., pedestal wash basin with two taps, half tiled walls and fully tiled floor. UPVC

double glazed frosted window to the rear aspect, central heating radiator and an opening providing access into the storage cupboard with fixed shelving within.



LIVING ROOM

12'1" x 16'4" [3.69m x 4.99m]
Dual aspect windows with two UPVC double glazed windows, one to the front and one to the side. Laminate flooring, open fire and grate on a marble hearth with marble matching interior and wooden decorative surround. Ceiling rose, central heating radiator and door leading through into the kitchen.

KITCHEN

10'0" x 10'1" [3.07m x 3.08m]
Range of wall and base units with laminate work surface over and half tiled walls. UPVC double glazed window overlooking the side aspect with a set of UPVC double glazed French doors into the conservatory. Space for a large fridge/freezer freestanding, laminate flooring and an opening providing access into the utility.



UTILITY

5'7" x 9'5" [1.71m x 2.88m]
Range of base units with laminate work surface over, fully tiled walls, laminate flooring, stainless steel sink and drainer with mixer tap. Space for a freestanding oven/grill, plumbing and drainage for a washing machine with space under the counter. UPVC double glazed window which overlooks the rear aspect and a UPVC double glazed door leading out into the rear garden.

CONSERVATORY

7'10" x 10'5" [2.39m x 3.20m]
UPVC double glazed windows on three sides with a set of UPVC double glazed doors into the rear garden. Fully tiled floor, central heating radiator with power and light.

FIRST FLOOR LANDING

UPVC double glazed window which overlooks the front elevation and laminate flooring. Doors to three bedrooms.

BEDROOM TWO

6'11" x 14'11" [2.13m x 4.56m]
UPVC double glazed window overlooking the rear elevation, central heating radiator and laminate flooring.



BEDROOM THREE

12'2" x 6'5" [3.71m x 1.97m]
UPVC double glazed window overlooking the front elevation, laminate flooring and central heating radiator.

BEDROOM FOUR

7'0" x 10'0" [2.15m x 3.06m]
UPVC double glazed window overlooking the rear elevation, central heating radiator and laminate flooring.

OUTSIDE

To the front of the property there are double cast iron gates providing access onto a large block paved driveway providing ample off road parking for at least three vehicles. Single detached garage with manual up and over door, timber single glazed window to the side and a UPVC double glazed door. Low maintenance pebbled front garden with block paved pathway leading to a recess porch section with down lights built into UPVC cladding above. Block paved pathway leading adjacent to the front with a planted border and up to a timber gate providing access into the side garden. To the side of the conservatory there is a larger than average attractive lawned garden with a timber wooden pergola with planted borders on the edge, which wraps around in an L shape to the rear with a paved pathway. There's a low maintenance pebbled garden at the rear, with privet hedges and conifer hedges making it completely enclosed and behind the garage there is a breeze block store room with a UPVC double glazed window sitting on a concrete section with an opening providing access into it, with lean-to at the side and a timber gate providing access onto block paved driveway to the front.



COUNCIL TAX BAND

The council tax band for this property is C.

FLOOR 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.

VIEWINGS

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

EPC RATING

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