



WAKEFIELD  
01924 291 294

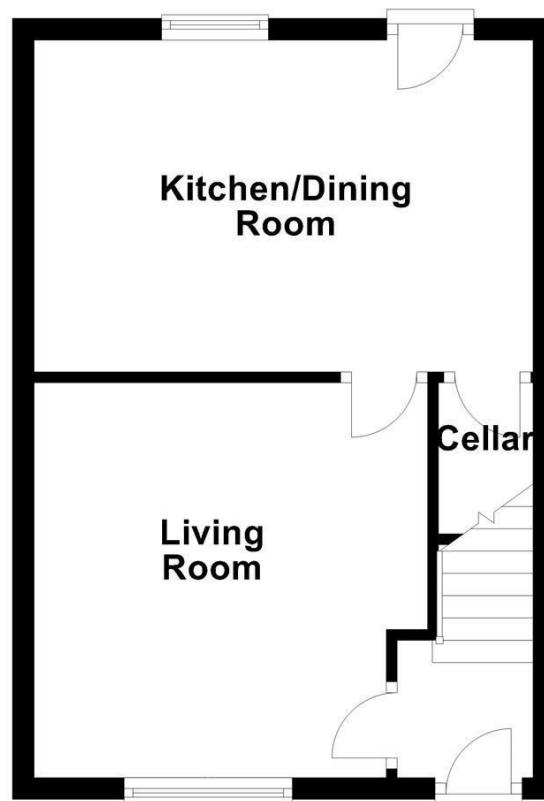
OSSETT  
01924 266 555

HORBURY  
01924 260 022

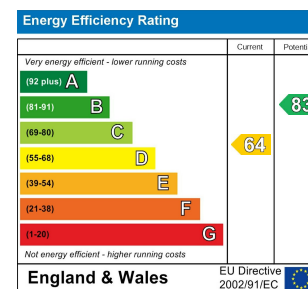
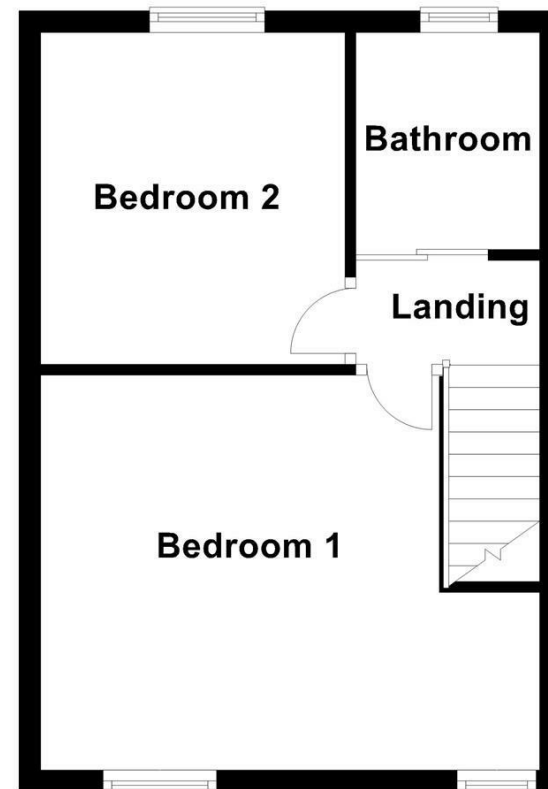
NORMANTON  
01924 899 870

PONTEFRACT & CASTLEFORD  
01977 798 844

### Ground Floor



### First Floor



#### FREE MARKET APPRAISAL

If you are thinking of making a move then take advantage of our FREE market appraisals, with the knowledge that we have been selling houses for the people of the WF postcodes for over 50 years.

#### 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.

#### 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.



## 196 Netherton Lane, Netherton, Wakefield, WF4 4HJ

For Sale Freehold £174,950

Having been renovated throughout to a high standard is this attractive two bedroom mature mid terrace property benefiting from UPVC double glazing and gas central heating.

The accommodation fully comprises, lounge, breakfast kitchen, useful cellar, to the first floor are two bedroom and contemporary house bathroom/w.c. There is a garden area to the front and a low maintenance garden area to the rear with shared right of way access between neighboring properties.

The property is well placed for local amenities including shops and schools. Local bus routes are nearby and there is good access to the motorway network. An ideal home for the professional couple or family looking to gain access onto the property market and a viewing comes 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.

#### MORTGAGES

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 available to you\*

Wakefield office 01924 291294,

Pontefract & Castleford office 01977 798844

Ossett & Horbury offices 01924 266555

and Normanton office 01924 899870.

Please ring us to arrange a mortgage advice appointment.

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



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## ACCOMMODATION

### ENTRANCE HALLWAY

UPVC double glazed front entrance door, staircase to the first floor landing, laminate flooring, central heating radiator and glazed door to the living room.

### LIVING ROOM

11'10" x 11'10" [3.62m x 3.61m]

UPVC double glazed window to the front elevation, wall lighting, central heating radiator, laminate flooring and glazed door to the kitchen/dining room.



### KITCHEN/DINING ROOM

15'0" x 10'0" [4.59m x 3.05m]

Fitted with a range of wall and base units with laminate work surface and tiled splash back above. Incorporating 1 1/2 sink and drainer, integrated oven, four ring electric hob with canopy hood over, part tiled walls, space for a tall fridge/freezer, plumbing and space for a washing machine and cupboard housing the combination condensing boiler. Laminate flooring, central heating radiator, UPVC double glazed window to the rear elevation and UPVC double glazed rear entrance door. Door with steps down to the cellar.



### CELLAR

10'7" x 4'11" [3.24m x 1.50m]

Two central heating radiators, power and lighting.

### FIRST FLOOR LANDING

Loft hatch and doors to two bedrooms and the house bathroom/w.c.

### BEDROOM ONE

11'10" x 11'11" [3.63m x 3.64m]

Two UPVC double glazed windows to the front elevation and central heating radiator.



### BEDROOM TWO

9'11" x 8'11" [3.04m x 2.74m]

UPVC double glazed window to the rear elevation and central heating radiator.

### HOUSE BATHROOM/W.C

6'5" x 5'6" [1.98m x 1.69m]

Three piece suite comprising panelled bath with shower hose attachment, low flush w.c. and vanity unit with wash basin. Fully tiled walls and floor, chrome ladder style towel radiator, extractor vent and UPVC double glazed frosted window to the rear elevation.



### OUTSIDE

To the rear there is a small low maintenance garden with access for neighboring properties. Garden area to the front.



### PLEASE NOTE

The photos were taken when the property was empty. The property is currently tenanted and completion on this property, if purchased would not be able to take place until May 2023.

### COUNCIL TAX BAND

The council tax band for this property is TBC.

### EPC RATING

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

### VIEWINGS

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