



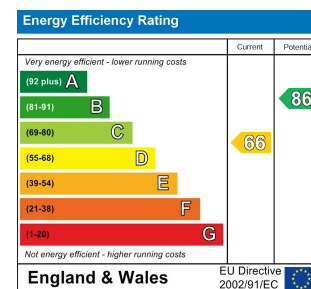
WAKEFIELD
01924 291 294

OSSETT
01924 266 555

HORBURY
01924 260 022

NORMANTON
01924 899 870

PONTEFRACT & CASTLEFORD
01977 798 844



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

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.



36 Upper Lane, Netherton, Wakefield, WF4 4NQ

For Sale Freehold £139,950

Situated in the sought after area of Netherton, WF4 is this two bedroom mid terrace property superbly presented throughout. This is a turn key property, newly decorated and fitted throughout with new carpets and floor coverings benefitting from a modern fitted kitchen, large spacious lounge, two good sized bedrooms, house shower room and low maintenance terraced garden.

This property is available with no chain involved.

The accommodation briefly comprises entrance hall, living room, kitchen, first floor landing, two bedrooms and the house shower room/w.c. Bedroom two has a range of storage over the bulkhead and access to the loft. To the front is a small buffer garden. Enclosed private terraced garden to rear accessed by wooden steps, comprising of established raised beds and artificial lawn. A real sun trap!

This property would make an ideal purchase for a range of buyers or investors, particularly first-time buyers or those needing easy access to motorway links.



ACCOMMODATION

ENTRANCE HALL

UPVC double glazed frosted front entrance door. Double doors to the living room, stairs to the first floor landing.

LIVING ROOM

15'11" x 13'5" max x 11'8" min [4.87m x 4.09m max x 3.57m min]

Central heating radiator, UPVC double glazed window to the front, electric wall mounted fireplace, opening to the kitchen, door to the cellar.



KITCHEN

8'8" x 7'7" [2.65m x 2.32m]

Two Velux skylights, UPVC double glazed window to the rear, frosted UPVC double glazed door to the rear garden, central heating radiator, a range of modern wall and base units with laminate work surface over, 1 1/2 sink and drainer with mixer tap, tiled splashback, four ring electric hob with stainless steel extractor hood above, integrated double oven, space and plumbing for a fridge freezer.



FIRST FLOOR LANDING

UPVC double glazed window to the rear, central heating radiator, doors to bedrooms and the house shower room/w.c.

BEDROOM ONE

10'8" x 9'0" max x 7'9" min [3.26m x 2.76m max x 2.38m min]

UPVC double glazed window to the front, central heating radiator, coving to the ceiling.



BEDROOM TWO

7'0" x 11'10" max x 6'11" [2.14m x 3.61m max x 2.12m]

Loft access, central heating radiator, UPVC double glazed window to the front. Bulkhead.

SHOWER ROOM/W.C.

4'9" x 5'7" [1.47m x 1.71m]

Frosted UPVC double glazed window to the rear, chrome ladder style central heating radiator, extractor fan, part tiled with Italian w.c. and basin. Shower cubicle with electric shower and shower screen.



CELLAR

5'5" x 16'6" [1.67m x 5.03m]

Light, Baxi combi boiler, gas meter.

OUTSIDE

Small buffer garden to the front. Enclosed private terraced garden to rear accessed by wooden steps, comprising of established raised beds and artificial lawn. A real sun trap!



COUNCIL TAX BAND

The council tax band for this property is A

EPC RATING

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

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.