

WAKEFIELD | **OSSETT** | **HORBURY**
 01924 291 294 | 01924 266 555 | 01924 260 022
NORMANTON | **PONTEFRACT & CASTLEFORD**
 01924 899 870 | 01977 798 844



2 South Lane, Netherton, Wakefield, WF4 4SL

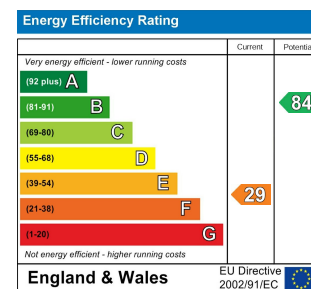
For Sale Freehold £315,000

This recently modernised three bedroom detached home is situated in the popular village of Netherton.

The accommodation is set over two floors and the ground floor briefly comprises of an entrance vestibule, modern fitted kitchen boasting a full range of integrated appliances; including Neff double oven and wine cooler, as well as offering luxury features such as quartz worktops and central island with Smart lighting. To the rear is a light and airy lounge with bi-folding doors. To the first floor are three good sized bedrooms and stylish three piece suite house bathroom/w.c. Externally the property is set on a generous plot with gardens to all sides with a driveway providing ample off street parking.

Netherton offers a small range of amenities itself including a well regarded primary school, public houses and a post office yet is within easy reach of Horbury and Wakefield which both offer an abundance of amenities and eateries with excellent transport links.

Having being renovated to an impeccable standard this home is sure to impress even the most discerning buyers and early viewing is advised.



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.

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



ACCOMMODATION

ENTRANCE VESTIBULE

Timber glazed side entrance door, single glazed windows to the front and side and timber door leading into the kitchen/diner.

KITCHEN/DINER

16'2" (max) x 12'9" [4.94m (max) x 3.90m]
Recently fitted high quality modern kitchen offering range of wall and base units with quartz work surface and upstands incorporating ceramic sink and drainer with brass swan neck mixer tap. Range of integrated appliances including Bosch double oven, slimline dishwasher, 70/30 fridge/freezer, slimline wine cooler and four ring Neff hob on the central island which also offers seating with smart lighting under. Spotlights to the ceiling, feature lighting over the island, quality herringbone wood effect flooring, two central heating radiators and useful understairs storage cupboard. UPVC double glazed window to the front and composite double glazed entrance door to the side. Door leading to the lounge.

LOUNGE

12'2" x 16'2" [3.72m x 4.94m]
Light and airy lounge boasting herringbone wood effect flooring, TV point, three leaf aluminium bi-folding doors to the rear garden and central heating radiator.



FIRST FLOOR LANDING

Doors to three bedrooms and the house bathroom. UPVC double glazed window to the side and loft access.

BEDROOM ONE

9'11" x 12'2" [3.03m x 3.73m]
UPVC double glazed window to the rear, double central heating radiator, feature bedside ceiling lighting, spotlights and carpeted flooring.



BEDROOM TWO

8'7" plus recess x 12'11" [2.62m plus recess x 3.95m]
UPVC double glazed window to the front, double central heating radiator, spotlights and carpeted flooring.



BEDROOM THREE

8'2" x 5'11" [2.50m x 1.81m]
UPVC double glazed window to the rear, spotlights, feature panelling and carpeted flooring.



BATHROOM/W.C.

7'0" x 7'6" (max) [2.15m x 2.31m (max)]
Fully tiled three piece suite comprising L-shaped bath with shower and glazed sliding door, vanity wash hand basin

with mixer tap and low flush w.c. Smart mirror with lighting, brass heated towel rail, UPVC double glazed frosted window to the front and spotlights to the ceiling. Useful built in storage cupboard housing the combination central heating boiler.



OUTSIDE

To the front of the property is a generous driveway providing off street parking and a well maintained lawn to the side. The gardens wrap around to the side and rear offering enclosed lawn with fence boundaries.



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 local offices.