



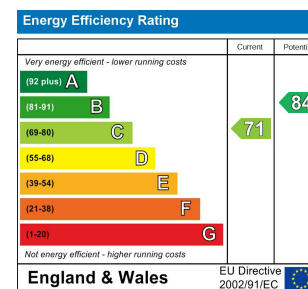
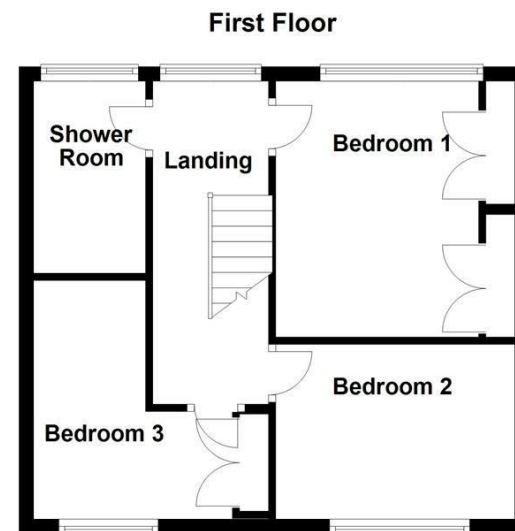
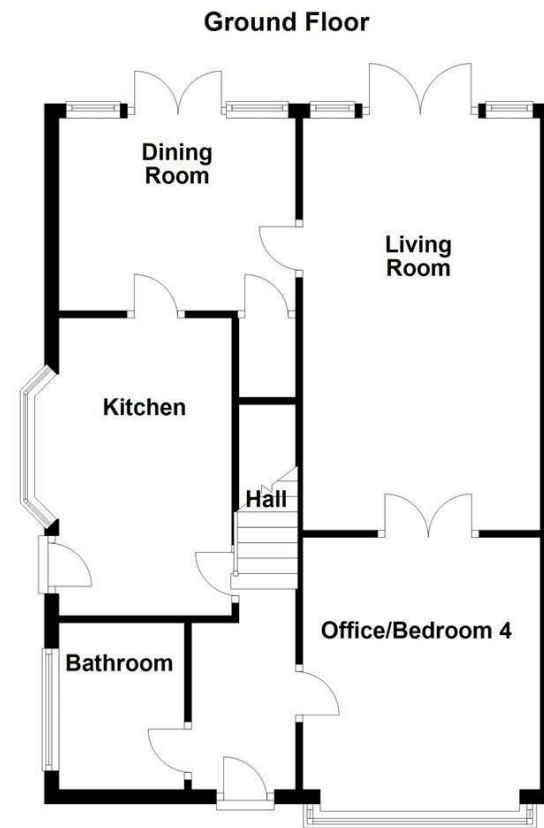
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## 80 Coxley View, Netherton, Wakefield, WF4 4LY

### For Sale Freehold Offers Over £270,000

Providing fantastic panoramic views to the fields and adjoining countryside toward Emley mast is this deceptively spacious three bedroom semi detached house benefitting from driveway parking, rear gardens and three reception rooms.

The property briefly comprises entrance hall, living room, dining room, kitchen, separate reception room currently used as an office/bedroom four and downstairs bathroom/w.c. To the first floor landing there are three bedrooms and shower room/w.c. Externally the property has an electric charging point and driveway parking for two cars to the front. Whilst to the rear there is a brand new decked seating area and easy to maintain lawn offering amazing views of the surrounding countryside.

Situated in the popular area of Netherton, this property is ideally located for all local shops and amenities including schools, as well as having local bus routes into Wakefield and surrounding towns.

This property would make an ideal home and a viewing is highly recommended to truly appreciate on offer.

#### 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

##### HALL

Access to downstairs bathroom/w.c., downstairs front reception room leading to living room, kitchen and bathroom/w.c.

##### OFFICE/BEDROOM FOUR

10'9" x 11'5" [3.28m x 3.48m]

UPVC double glazed walk in bay window with brand new made to measure shutters to the front elevation, feature gas radiator to the side, grey wood effect laminate flooring and double doors leading through to the living room. Currently used as a home office, however could easily accommodate a king size bed or a large sofa bed for occasional use.

##### LIVING ROOM

18'4" x 10'9" [5.6m x 3.28m]

UPVC double glazed French doors to the rear elevation, gas central heating radiator and door leading through to the dining room.



##### DINING ROOM

8'8" x 10'8" [2.66m x 3.27m]

UPVC double glazed French doors to the rear elevation, gas central heating radiator, built in storage cupboard under the stairs and doors leading through to the kitchen and living room with under stairs storage cupboard plus built in storage cupboard housing the combi boiler.



##### KITCHEN

7'10" x 13'5" [2.39m x 4.11m]

UPVC double glazed bay window to the side elevation with UPVC door to the side and gas central heating radiator. Fitted kitchen with an array of wall and base units for storage with a 1.5 white sink and drainer unit. Space for a washing machine, dryer, dishwasher and benefits from an integrated fridge/freezer and built in electric double oven and separate gas hob.



##### BATHROOM/W.C.

7'6" x 5'8" [2.3m x 1.73m]

UPVC double glazed window to the side elevation. Three piece bathroom suite with wall mounted shower over the bath, wash hand basin with mixer tap and low flush w.c. Gas central heating radiator, extractor fan and fully tiled on the walls and floor.



##### FIRST FLOOR LANDING

Access to three bedrooms and UPVC double glazed window to the rear elevation providing stunning far reaching views to the surrounding countryside.

##### BEDROOM ONE

10'9" x 11'6" [3.30m x 3.53m]

UPVC double glazed window to the rear elevation with stunning far reaching views, gas central heating radiator and brand new modern fitted wardrobes.



##### BEDROOM TWO

10'9" x 7'10" [3.30m x 2.41m]

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



##### BEDROOM THREE

10'7" [max] x 10'9" [max] [3.25m [max] x 3.30m [max]]

UPVC double glazed window to the front elevation, gas central heating radiator and fitted wardrobe.

##### SHOWER ROOM/W.C.

5'1" x 8'8" [1.55m x 2.65m]

Brand new shower room with spacious walk in shower with dual wall mounted shower heads [one rainfall], hand basin, vanity unit and low flush w.c. Heated black towel rail.



##### OUTSIDE

To the front of the property there is shared access to the driveway down the middle and a further driveway to the front with ample space for two cars, as well as an electric charging point. To the rear of the property there is a raised decking seating area leading down to an easy to maintain lawn with a bush and tree border to one side with space for a shed. The property enjoys fantastic far reaching views of the surrounding countryside and is perfect for watching the sun set.

##### 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 Wakefield 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.