



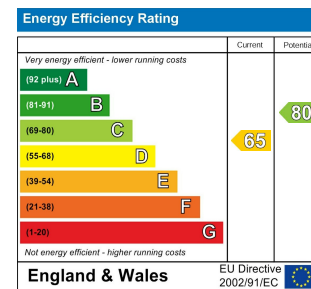
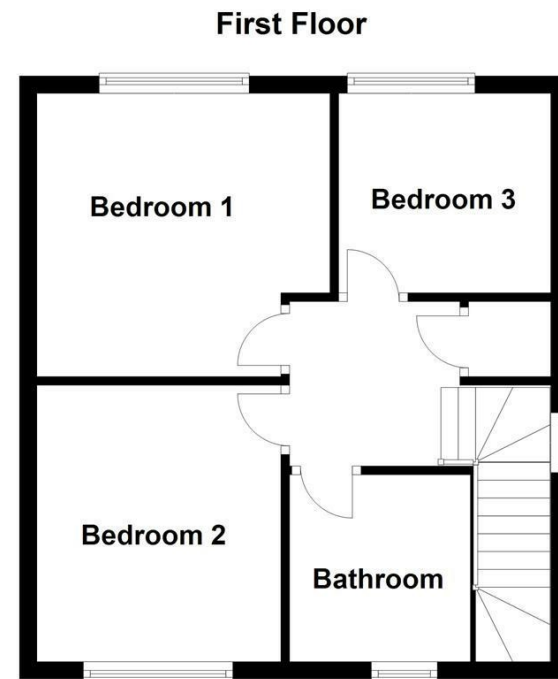
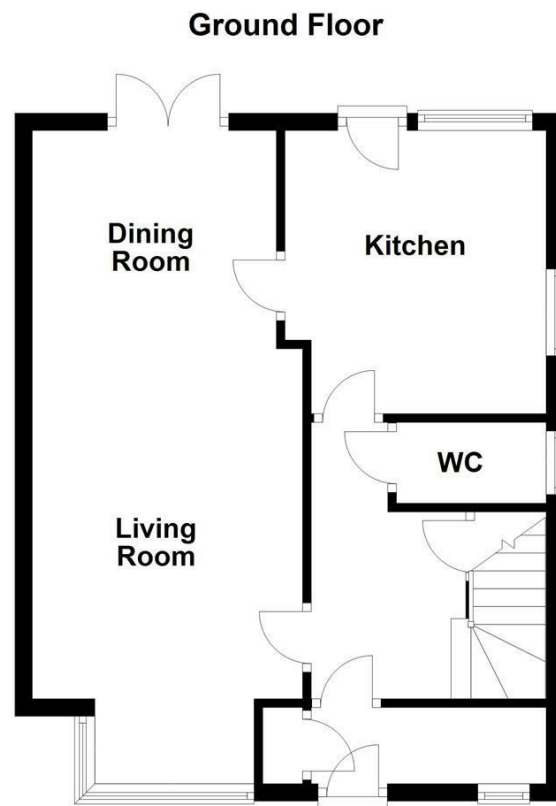
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01924 291 294

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01924 266 555

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01977 798 844



## 105 Upper Lane, Netherton, Wakefield, WF4 4NF

For Sale Freehold £335,000

A deceptively spacious three bedroom detached family home with ample off street parking and a garage to the rear, situated in this highly sought after village.

With a gas fired central heating system and replacement UPVC double glazed windows, this comfortable family home is approached via a welcoming entrance hall that leads through into a central reception hall that has a guest toilet off the side. The living room is of fine proportions with a big square bay to the front and flows straight through into a dining room to the rear that has French doors overlooking the back garden. The kitchen is also of good proportions with a wide range of fitted cupboards with integrated appliances. To the first floor there are three generously proportioned bedrooms, all served by a re-fitted modern bathroom. Outside, the property has neat gardens to both the front and rear with ample driveway parking passing the side of the house and leading up a single garage to the rear.

The property is situated in this popular village on the fashionable South-Western side of Wakefield with a good range of local shops, schools and recreational facilities. A broader range of amenities are available in the nearby city centre of Wakefield and the national motorway network is readily accessible.

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### 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.







#### ACCOMMODATION

##### ENTRANCE HALL

8'6" x 2'11" (2.6m x 0.9m)

Window and double glazed door to the front, tiled floor, central heating radiator and built in cloaks cupboard.

##### RECEPTION HALL

10'5" x 8'10" (max) (3.2m x 2.7m (max))

Turn staircase to the first floor with understairs storage and central heating radiator.

##### GUEST W.C.

5'6" x 2'11" (1.7m x 0.9m)

Re-fitted with a two piece white and chrome cloakroom suite comprising low suite w.c. and vanity wash basin with cupboards under. Window to the side and ceramic tiled floor.

##### LIVING ROOM

12'9" x 10'2" (3.9m x 3.1m)

Deep square bay to the front, a central heating radiator, feature fireplace with marbled surround and hearth housing a pebble effect fire. Open through to the adjoining dining room.



##### DINING ROOM

9'10" x 9'2" (3.0m x 2.8m)

Further central heating radiator and double French doors taking full advantage of the views over the back garden.



##### KITCHEN

12'1" x 9'10" (3.7m x 3.0m)

Windows to both the side and rear, as well as a stable style composite back door. Broad range of wooden fronted wall and base units with laminate work tops and tiled splash backs incorporating composite sink unit and four ring Neff induction hob with filter hood over. Built in double Neff oven, integrated fridge and freezer, integrated washing machine and kick space heater. Wall mounted Vaillant gas fired central heating boiler and contemporary style vertical central heating radiator.

##### FIRST FLOOR LANDING

Central landing with loft access point, window to the side and built in airing cupboard housing the insulated hot water cylinder.

##### BEDROOM ONE

12'1" x 11'1" (max) (3.7m x 3.4m (max))

Window overlooking the back garden, central heating radiator and good range of full height fitted wardrobes with matching dressing table and bedside drawers.



##### BEDROOM TWO

10'5" x 9'6" (3.2m x 2.9m)

Window to the front and central heating radiator.



##### BEDROOM THREE

9'2" x 8'2" (2.8m x 2.5m)

A generously sized third bedroom with central heating radiator, laminate flooring and window overlooking the back garden.

##### BATHROOM/W.C.

7'2" x 6'2" (2.2m x 1.9m)

Tiled walls and floor. Fitted with a three piece white and chrome suite comprising panelled bath with shower over and glazed screen, pedestal wash basin and low suite w.c. Chrome ladder style heated towel rail, frosted window to the front and extractor fan.



##### OUTSIDE

To the front the property has a neat lawned garden with established beds and borders, as well as a driveway that provides ample off street parking space passing the side of the house and leading up to a single garage to the rear. The back garden has been thoughtfully designed with a broad paved patio sitting area, ideal for outside entertaining, as well as a good sized lawn, further well established beds and borders, beyond which is a further paved patio sitting area.



##### COUNCIL TAX BAND

The council tax band for this property is D.

##### 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.