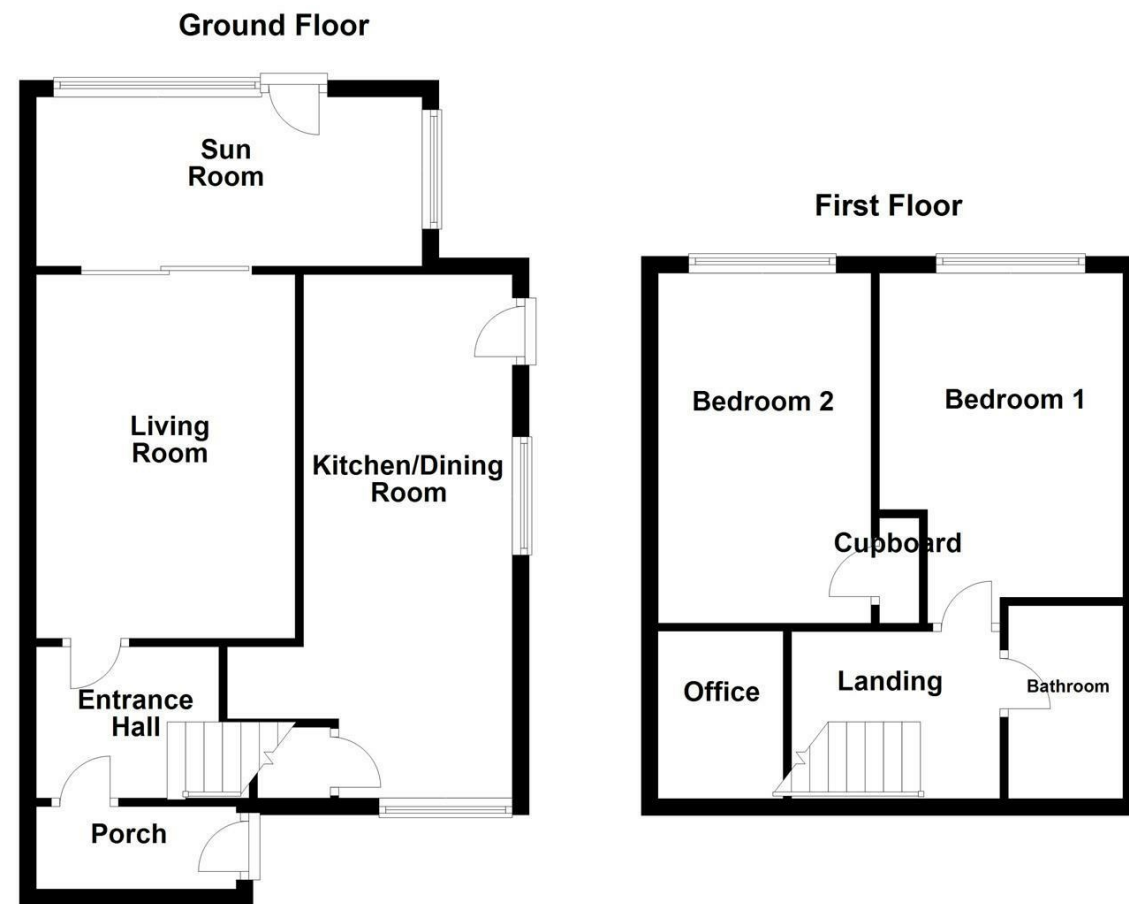




WAKEFIELD | **OSSETT** | **HORBURY**
 01924 291 294 | 01924 266 555 | 01924 260 022
NORMANTON | **PONTEFRACT & CASTLEFORD**
 01924 899 870 | 01977 798 844



30 Coxley Crescent, Netherton, WF4 4LR

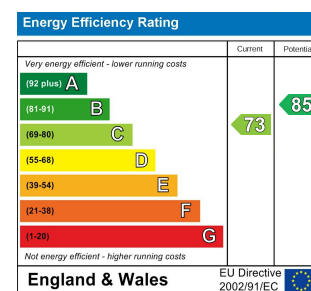
For Sale Freehold £199,950

A fantastic opportunity to purchase this extended two bedroom semi detached property situated in the sought after area of Netherton. The property is within close proximity to good transport and motorway links, as well as local amenities such as good schools and shops.

The property briefly comprises of porch, entrance hall, modern kitchen/dining and living room with sun room extension to the rear. The first floor landing leads to two bedrooms, an office and the house bathroom/w.c. To the front is a paved pathway and gravelled driveway providing off road parking for up to two vehicles and a larger than average enclosed rear garden comprises of raised decking area, summerhouse and attractive lawn with patio area.

The property would suit a wide of buyers including first time buyers, couple or those looking to downsize.

An early viewing is essential and is not to be missed.



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

PORCH

37' x 58" [1.11m x 1.73m]

UPVC stable entrance door and door into the entrance hall.

ENTRANCE HALL

66' x 71" [1.99m x 2.17m]

Stairs to the first floor landing, central heating radiator and doors to the living room and kitchen/dining room.

KITCHEN/DINING ROOM

200' x 83" [6.1m x 2.52m]

Range of modern fitted wall and base units with laminate work surface over and tiled splash back, integrated fridge/freezer, integrated oven and four ring gas hob, space for a washing machine and dishwasher. Tiled floor, central heating radiator, UPVC double glazed windows to the front and side. Stable door leading to the rear garden.



LIVING ROOM

118' x 137" [3.58m x 4.15m]

Electric fireplace, central heating radiator and UPVC double glazed sliding doors to the sun room.



SUN ROOM

152' x 610" [4.63m x 2.1m]

Central heating radiator, UPVC double glazed windows to the side and rear. UPVC double glazed door to the rear garden.



FIRST FLOOR LANDING

Doors to two bedrooms, office and the house bathroom. UPVC double glazed window to the front.

BEDROOM ONE

102' x 138" [3.11m x 4.17m]

Central heating radiator, UPVC double glazed window to the rear and storage cupboard.



BEDROOM TWO

129' x 94" [3.89m x 2.86m]

Central heating radiator and UPVC double glazed window to the rear.



OFFICE

60' x 411" [1.83m x 1.5m]

UPVC double glazed window to the front.

BATHROOM/W.C.

77' x 45" [2.32m x 1.37m]

Modern three piece suite comprising panelled bath with shower over, low flush w.c. and pedestal wash basin with vanity unit. Fully tiled walls, spotlights to the ceiling, ladder style radiator and UPVC double glazed frosted windows to the front and side.



OUTSIDE

To the front is a paved pathway and gravelled driveway providing off road parking for up to two vehicles. To the rear of the property is a large and enclosed garden, mainly laid to lawn with raised decking area, summerhouse and pebbled path leading to a further patio area.



COUNCIL TAX BAND

The council tax band for this property is A.

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.