



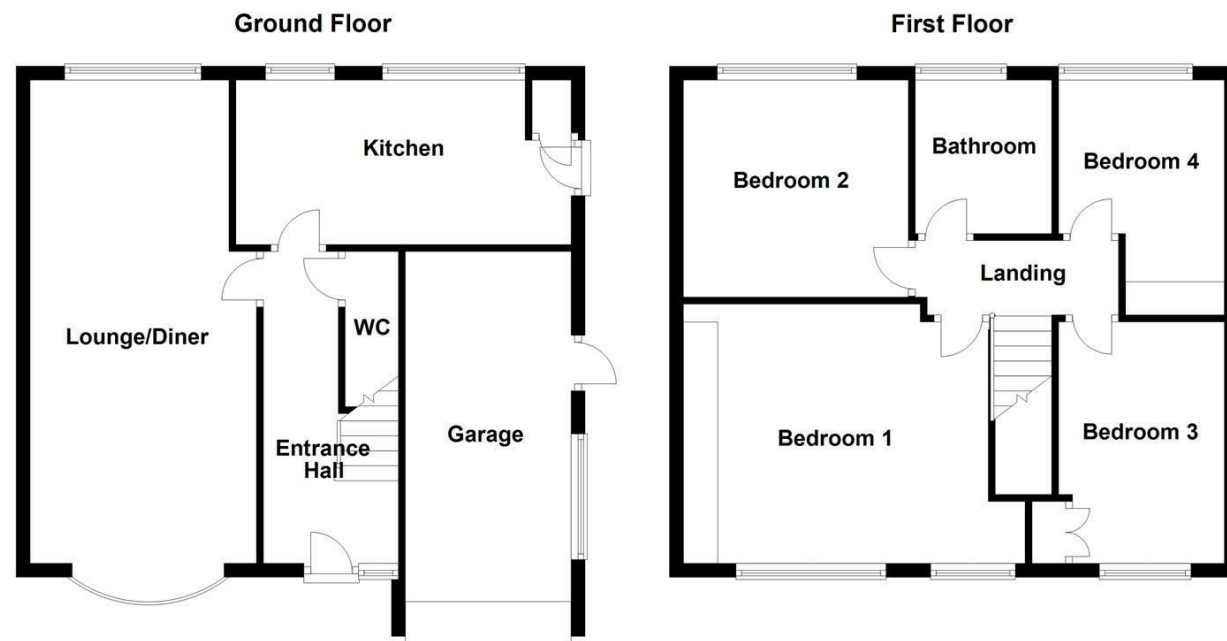
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## 5 Glenfields, Netherton, Wakefield, WF4 4SH

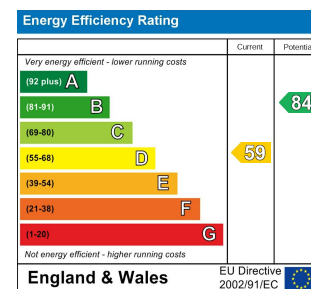
For Sale Freehold £285,000

A detached family home with four bedrooms, UPVC double glazing, gas central heating, front and rear gardens with off road parking. An internal viewing is highly recommended.

The accommodation fully comprises entrance hall, downstairs w.c., spacious lounge diner, kitchen with pantry cupboard, first floor landing, four bedrooms and the house bathroom/w.c. Outside there are lawned gardens to the front and rear as well as paved patio area, off road parking and integral single garage.

Located in the sought after village of Netherton, close to the local amenities and schools. Bus routes travel to and from Wakefield city centre as well as Huddersfield. The M1 motorway is a short drive away ideal for those looking to travel further afield.

A pleasant property that does require a certain amount of modernisation but an internal inspection is strongly recommended.



### 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,

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Please ring us to arrange a mortgage advice appointment.

\*your home may be repossessed if you do not keep up repayments on your mortgage



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## ACCOMMODATION

### ENTRANCE HALL

UPVC double glazed front entrance door with two UPVC double glazed frosted windows at the side, staircase with hand rail leading to the first floor landing, central heating radiator, doors to the downstairs w.c., kitchen and lounge diner.

### DOWNSTAIRS W.C.

7'4" x 2'5" [2.24m x 0.75m]

Low flush w.c., wall hung wash basin with two taps and tiled splashback, wall mounted extractor fan.

### LOUNGE DINER

22'10" x 10'8" max x 9'4" min [6.98m x 3.27m max x 2.87m min]

UPVC double glazed bow window to the front, two central heating radiators, UPVC double glazed window to the rear.

### KITCHEN

7'8" x 15'10" [2.34m x 4.84m]

A range of wall and base units with laminate work surface over, tiled splashback, stainless steel sink and drainer with two taps, cooker with cooker hood over [included within the sale], plumbing and drainage for a washing machine, plumbing and drainage for a dishwasher, two UPVC double glazed windows to the rear, central heating radiator, part tiled walls, UPVC double glazed side entrance door, pantry cupboard with shelving.



### FIRST FLOOR LANDING

Doors leading to the bedrooms and bathroom/w.c. Loft access.

### BEDROOM ONE

12'2" x 14'9" max x 12'7" min [3.72m x 4.52m max x 3.86m min]

Fitted wardrobes to one wall, two UPVC double glazed windows to the front, central heating radiator.



### BEDROOM TWO

10'9" x 10'7" [3.28m x 3.24m]

UPVC double glazed window to the rear, central heating radiator.



### BEDROOM THREE

11'4" x 8'2" [3.46m x 2.49m]

UPVC double glazed window to the front, central heating radiator, built in double wardrobe.

### BEDROOM FOUR

7'8" x 8'10" max x 8'5" min [2.36m x 2.71m max x 2.58m min]

UPVC double glazed window to the rear elevation, central heating radiator and a range of fitted wardrobes to one wall.

### HOUSE BATHROOM/W.C.

7'9" x 6'3" [2.37m x 1.91m]

Panelled bath with electric shower over and two taps, pedestal wash basin with two taps and low flush w.c. UPVC double glazed frosted window to the rear, central heating radiator, part tiled walls.



### OUTSIDE

To the front of the property there is a tarmac driveway providing off road parking leading to the integral single garage with manual up and over door, single glazed window and timber door. Attractive lawned

front garden with bushes and trees. Timber gate providing access to the side pathway leading to the rear garden. The rear garden has a paved patio area, timber shed and a pleasant lawn with hedges bordering. Outside sensor lighting.



### COUNCIL TAX BAND

The council tax band for this property is D

### 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.