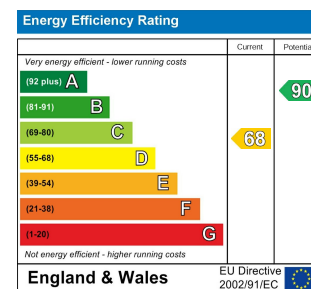
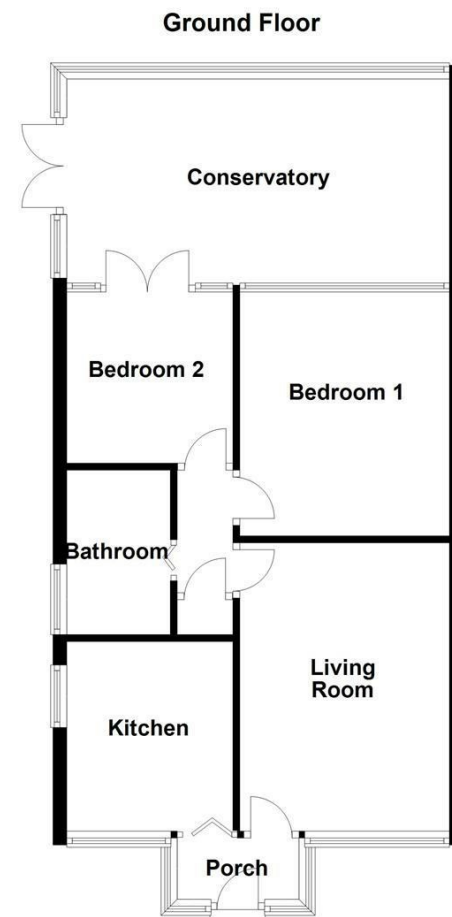




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NORMANTON | **PONTEFRACT & CASTLEFORD**
01924 899 870 | **01977 798 844**



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.



15 The Crescent, Netherton, Wakefield, WF4 4ND

For Sale Freehold £190,000

Located on this attractive development is this semi detached true bungalow with two double bedrooms, a large rear conservatory, UPVC double glazing and gas central heating with recently installed boiler. Off road parking via driveway and detached double garage.

The accommodation fully comprises porch into the kitchen, spacious living room, inner hallway, recently installed bathroom/w.c., two bedrooms and conservatory. Low maintenance gardens to the front and rear. Ample off road parking via driveway and double detached garage with manual twin up and over doors.

The property is situated within the sought after village of Netherton having local amenities and schools nearby. Bus routes travel to and from Wakefield and Huddersfield on a regular basis. The M1 motorway is a short drive away ideal for those looking to travel further afield.

An internal viewing is highly recommended.

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ACCOMMODATION

ENTRANCE PORCH

UPVC double glazed door, UPVC double glazed windows, sensor lighting to the UPVC cladded ceiling, inset spotlights, door into the living room, bi-folding door into the kitchen.

KITCHEN

8'11" x 7'10" [2.74m x 2.41m]

A range of wall and base units with laminate work surface over, tiled splashback over, circular stainless steel sink and drainer with mixer tap, plumbing and drainage for a washing machine, space for a dryer, integrated oven and grill, four ring gas hob and cooker hood over. Space for a freestanding fridge freezer, UPVC double glazed window to the side, UPVC double glazed window to the front, tiled floor, display cabinets, central heating radiator and coving to the ceiling.



LIVING ROOM

13'8" x 9'11" [4.17m x 3.03m]

Electric fire on a decorative marble hearth with wooden surround, dado rail, coving to the ceiling, laminate flooring, central heating radiator and UPVC double glazed window to the front. Door into the inner hallway.



INNER HALLWAY

Loft access, coving to the ceiling, doors leading to two bedrooms, bathroom/w.c. and a boiler cupboard housing the combi condensing boiler.

BATHROOM/W.C.

4'10" x 7'9" [1.48m x 2.37m]

Bi-folding timber door. Recently installed bathroom suite comprising P-shaped panelled bath with curved shower screen,

mixer tap and mixer shower over. Low flush w.c. and pedestal wash basin with mixer tap. Tiled walls, tiled floor, chrome ladder style radiator, UPVC double glazed frosted window to the side.



BEDROOM ONE

9'10" x 11'7" [3.01m x 3.54m]

Coving to the ceiling, UPVC double glazed window to the conservatory, central heating radiator.



BEDROOM TWO

8'11" x 7'11" [2.72m x 2.42m]

Coving to the ceiling, central heating radiator, UPVC double glazed French doors to the conservatory with UPVC double glazed window panels to either side.



CONSERVATORY

9'1" x 17'1" [2.78m x 5.21m]

UPVC double glazed windows, UPVC double glazed French doors to the side, central heating radiator.

OUTSIDE

To the front of the property there is on street parking available on a first come first served basis. Timber gate provides access to the pathway and a low maintenance front pebbled garden having fence surrounds. Concrete driveway at the side providing off road parking and leading to a detached double garage with twin up and over doors and a further driveway area provides additional off road parking. Pebbled pathway leading down the side of the house to the rear rear timber gate. The rear garden is low maintenance with pebbled and privet hedges. Water point connection.



COUNCIL TAX BAND

The council tax band for this property is B

EPC RATING

To view the full Energy Performance Certificate please call into one of our local offices.

FLOOR PLAN

This floor plan is intended as a rough guide only and is not to be intended as an exact representation and should not be scaled. We cannot confirm the accuracy of the measurements or details of this floor plan.

VIEWINGS

To view please contact our Ossett office and they will be pleased to arrange a suitable appointment.