

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.



WAKEFIELD
01924 291 294

OSSETT
01924 266 555

HORBURY
01924 260 022

NORMANTON
01924 899 870

PONTEFRACT & CASTLEFORD
01977 798 844



57 Coxley View, Netherton, Wakefield, WF4 4LY

For Sale Freehold £260,000

Situated in a tucked away position close to local amenities, shops and countryside walks is this three bedroom semi detached dormer bungalow benefitting from a tiered rear garden, UVPC double glazing and gas central heating.

The accommodation fully comprises of the kitchen, hallway leading to the shower room/w.c. and open plan lounge/dining. The first floor landing leads to three bedrooms. Outside to the front is lawned garden and shared driveway leading to the detached garage. To the rear is tiered garden with paved patio and stairs up to a lawned garden.

Situated in Netherton the property is surrounded by countryside walks with access to local amenities and shops. For those looking to commute further afield, the M1 motorway network is only a short drive away.

An internal viewing is highly recommended to fully appreciate the accommodation on offer.

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ACCOMMODATION

KITCHEN

11'2" x 8'1" [3.42m x 2.47m]

UPVC side entrance door. Range of wall and base units with laminate work surface over, sink and drainer with mixer tap, four ring electric hob with extractor hood, space for a fridge/freezer, plumbing for a washing machine, dryer and dishwasher. UPVC double glazed window to the front elevation, tiled floor, central heating radiator and opening into the hallway.

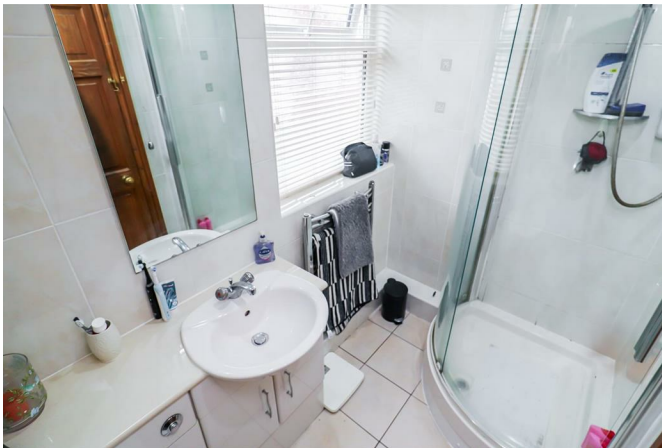
HALLWAY

Doors to the lounge/diner and shower room, central heating radiator and stairs to the first floor landing.

SHOWER ROOM/W.C.

7'2" x 4'4" [2.19m x 1.34m]

Corner shower cubicle with electric shower, wall mounted w.c. and wash basin with cupboards. UPVC double glazed frosted window to the side, chrome ladder style radiator, spotlights, tiled walls and floor.



LOUNGE

14'9" x 8'1" [4.50m x 2.48m]

UPVC double glazed window to the front elevation, television point, gas fireplace and central heating radiator.



DINING ROOM

13'2" x 8'1" [4.02m x 2.48m]

Central heating radiator and UPVC double glazed sliding doors to the rear.



FIRST FLOOR LANDING

UPVC double glazed window to the side and doors to three bedrooms.

BEDROOM ONE

10'8" x 8'11" [3.27m x 2.72m]

Central heating radiator, UPVC double glazed window to the front elevation and fitted wardrobes.



BEDROOM TWO

9'5" x 9'10" [2.88m x 3.01m]

Central heating radiator, UPVC double glazed window to the rear elevation and range of fitted wardrobes.



BEDROOM THREE

7'4" x 7'1" [2.25m x 2.16m]

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



OUTSIDE

To the rear is a tiered garden incorporating paved patio area with steps up to a lawned garden. To the front is a lawned garden and shared driveway to the side leading to the detached single garage.



PLEASE NOTE

The vendors have opted to provide a legal pack for the sale of their property which includes a set of searches. The legal pack provides upfront the essential documentation that tends to cause or create delays in the transactional process.

The legal pack includes

- Evidence of title
- Standard searches (regulated local authority, water & drainage & environmental)
- Protocol forms and answers to standard conveyancing enquiries

The legal pack is available to view in the branch prior to agreeing to purchase the property. The vendor requests that the buyer buys the searches provided in the pack which will be billed at £360 inc VAT upon completion.

COUNCIL TAX BAND

The council tax band for this property is B.

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.