



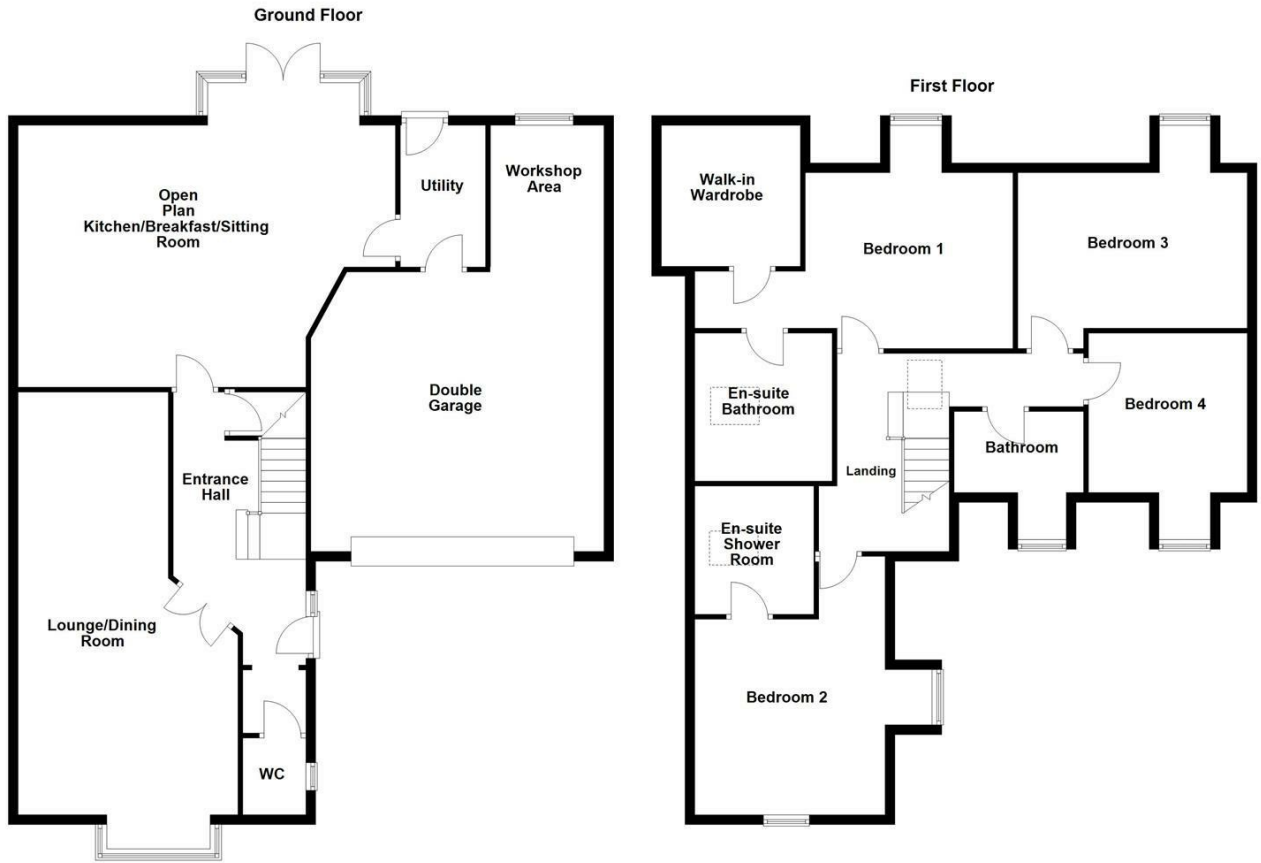
WAKEFIELD
01924 291 294

OSSETT
01924 266 555

HORBURY
01924 260 022

NORMANTON
01924 899 870

PONTEFRACT & CASTLEFORD
01977 798 844

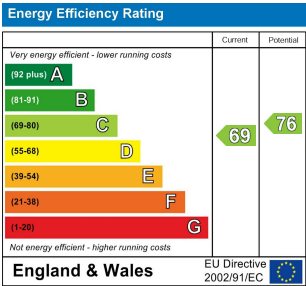


IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements 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.



87 South Lane, Netherton, Wakefield, WF4 4LL

For Sale Freehold £485,000

Situated in the sought after village of Netherton is this four double bedroom detached family home sat on a generous sized plot and benefitting from well proportioned accommodation with underfloor heating, driveway with double garage and an attractive enclosed rear garden.

The accommodation briefly comprises of the entrance hall, w.c., lounge/dining room, open plan kitchen/breakfast/sitting room with separate utility room and integral double garage with workshop space. To the first floor landing leads to four double bedrooms (principal bedroom with dressing room and en suite with bedroom two also boasting en suite facilities) and main house bathroom. Outside to the front is a driveway providing off road parking for two vehicles leading to the double garage. To the rear is an enclosed attractive lawned garden with summerhouse and paved patio area, perfect for al fresco dining.

The property is within walking distance to the local schools and amenities within Netherton, local bus routes travel to and from Wakefield and the M1 motorway is only a short drive away ideal for those looking to travel further afield

Only a full internal inspection will reveal all that's on offer at this quality home and an early viewing comes highly recommended.



ACCOMMODATION

ENTRANCE HALL

UPVC double glazed front entrance door, stairs to the first floor landing, understairs storage cupboard, coving to the ceiling, UPVC double glazed frosted window to the front, spotlights and doors to w.c., open plan kitchen/breakfast/sitting room and lounge/dining room.

W.C.

4'3" x 5'2" [1.3m x 1.58m]

Low flush w.c. and ceramic wash basin with mixer tap. UPVC double glazed frosted window to the front, coving to the ceiling, spotlights and underfloor heating.

LOUNGE/DINING ROOM

31'9" x 14'9" [max] x 7'7" [min] [9.68m x 4.52m [max] x 2.33m [min]]

UPVC double glazed box window to the front, coving to the ceiling, underfloor heating, gas fireplace with marble hearth, surround and mantle.



OPEN PLAN KITCHEN/BREAKFAST/SITTING ROOM

25'10" x 20'11" [max] x 9'7" [min] [7.88m x 6.4m [max] x 2.93m [min]]

Range of wall and base shaker style units with granite work surface over, inset 1 1/2 sink and drainer with mixer tap, Range style cooker with extractor hood, an American style fridge/freezer, integrated dishwasher and integrated microwave. Central island with matching work surface with breakfast bar style, underfloor heating, coving to the ceiling, spotlights, door to the utility, UPVC double glazed window and French doors to the rear.



UTILITY

5'8" x 9'6" [1.75m x 2.92m]

Range of wall and base shaker style units with granite work surface over, ceramic Belfast sink with mixer tap, space and plumbing for a washing machine and tumble dryer. UPVC double glazed door to the rear, coving to the ceiling, extractor fan, underfloor heating and door to the garage.

INTEGRAL DOUBLE GARAGE

19'9" x 18'7" [max] x 14'5" [min] [6.04m x 5.68m [max] x 4.4m [min]]

Power and light, electric roller door, tiled throughout and an opening leading through to the workshop area.

WORKSHOP

7'6" x 9'6" [2.3m x 2.92m]

UPVC double glazed window to the rear, fitted base units, power and light.

FIRST FLOOR LANDING

Spotlights, velux skylight, underfloor heating and doors to four bedrooms and house bathroom.

BEDROOM ONE

21'5" x 14'10" [max] x 3'11" [min] [6.55m x 4.54m [max] x 1.2m [min]]

UPVC double glazed window to the rear, spotlights, underfloor heating, fitted wardrobes and vanity unit. Doors to the walk in wardrobe and en suite bathroom.



WALK IN WARDROBE

9'4" x 9'3" [2.86m x 2.82m]

Access to storage eaves and a range of fitted wardrobes and storage units.

EN SUITE BATHROOM/W.C.

9'4" x 8'8" [2.86m x 2.65m]

Low flush w.c., ceramic wash basin with mixer tap, stone alone roll top bath and separate shower cubicle with mains overhead power shower with fitted jets. Velux skylight, underfloor heating, heated towel rail, extractor fan and spotlights.



BEDROOM TWO

17'5" x 16'1" [max] x 4'3" [min] [5.32m x 4.92m [max] x 1.3m [min]]

Underfloor heating, UPVC double glazed windows to the front, spotlights, access to storage eaves and door to the en suite shower room.



EN SUITE SHOWER ROOM/W.C.

7'5" x 8'6" [2.27m x 2.61m]

Low flush w.c., pedestal wash basin with mixer tap and shower cubicle with mains overhead power show with fitted jets. Spotlights, underfloor heating, velux skylight, heated towel rail and extractor fan.

BEDROOM THREE

15'8" x 13'6" [max] x 10'5" [min] [4.78m x 4.14m [max] x 3.2m [min]]

Underfloor heating, UPVC double glazed window to the rear, spotlights, access to storage eaves and residual loft space.

BEDROOM FOUR

11'4" x 13'10" [max] x 10'9" [min] [3.46m x 4.23m [max] x 3.3m [min]]

UPVC double glazed window to the front, spotlights and underfloor heating.

BATHROOM/W.C.

8'7" x 5'6" [2.62m x 1.68m]

Low flush w.c., pedestal wash basin and panelled bath with mains shower attachment. UPVC double glazed frosted window to the front, underfloor heating, heated towel rail, extractor fan and spotlights.



OUTSIDE

To the front of the property is a block paved driveway providing off road parking for two vehicles leading to the double garage. To the rear is a lawned garden with mature trees incorporating paved patio area, perfect for outdoor dining and entertaining with summerhouse, fully enclosed by timber fencing.



COUNCIL TAX BAND

The council tax band for this property is F.

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.