

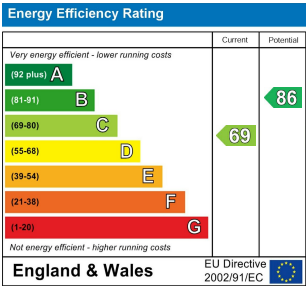


IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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



173 Netherton Lane, Netherton, Wakefield, WF4 4HL

For Sale Freehold £245,000

This immaculately presented two bedroom semi detached bungalow is presented in the popular semi rural location of Netherton.

The accommodation briefly comprises of a light and airy kitchen, spacious lounge, two double bedrooms - both boasting fitted wardrobes and house bathroom. Externally and to the front of the property is a paved driveway leading to the detached single garage providing ample off street parking. There are attractive, well maintained gardens to the front and rear with an enviable countryside outlook beyond the rear garden.

Netherton is conveniently situated close to Horbury which boasts an array of amenities including shops, eateries and well regarded local schooling. Wakefield city centre is only a short drive away with its fantastic city offerings, there are also excellent transport links close by for those wishing to commute further afield.

The bungalow is enviably offered with no onward chain and is ready to move into condition.



ACCOMMODATION

KITCHEN

9'10" x 12'9" [3.02m x 3.90m]

Composite entrance door. Fitted kitchen with a range of wall and base units incorporating composite sink and drainer with chrome mixer tap and tiled splash back. Freestanding gas cooker with extractor hood over, space for an under counter fridge and plumbing for an automatic washing machine. Quality tiled effect flooring, UPVC double glazed windows to the front and side, double central heating radiator and coving to the ceiling. Door leading through to the hallway.



HALLWAY

Doors to the lounge, two double bedrooms and the house bathroom. Useful built in storage cupboard and loft access with pull down ladder to the partially boarded loft where the combi boiler is located.

BEDROOM ONE

12'10" x 11'0" [3.92m x 3.36m]

UPVC double glazed window to the rear, double central heating radiator, coving to the ceiling and a range of fitted storage.



BEDROOM TWO

9'11" x 9'3" [3.02m x 2.82m]

UPVC double glazed window to the rear, a range of fitted storage and double central heating radiator.



BATHROOM/W.C.

6'2" x 5'6" [1.88m x 1.70m]

Three piece suite comprising panelled bath with shower and glazed screen, low flush w.c. and pedestal wash hand basin. Fully tiled walls, wood effect vinyl flooring, UPVC double glazed frosted window to the side, spotlights to the ceiling, coving to the ceiling and double central heating radiator.



LOUNGE

11'1" [max] x 15'9" [3.38m [max] x 4.81m]

UPVC double glazed leaded window to the front boasting far reaching views, feature timber fireplace with gas fire, coving to the ceiling and double central heating radiator.



OUTSIDE

To the front of the property there is a lawned garden with well established borders and driveway running down the side of the property providing ample off street parking leading to the single detached garage with up and over door. The rear garden is a good size and offers an excellent degree of privacy with countryside views beyond. The rear garden is laid to lawn incorporating mature bed borders, greenhouse and paved seating area.



COUNCIL TAX BAND

The council tax band for this property is C.

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.

EPC RATING

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