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01924 899 870

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01977 798 844



#### IMPORTANT NOTE TO PURCHASERS

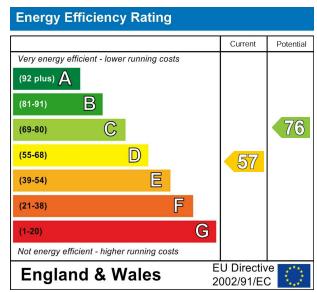
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements to enable them to obtain exact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

## 186 Blacker Lane, Netherton, Wakefield, WF4 4HA

For Sale Freehold £230,000

Situated in Netherton is this three bedroom semi detached property. Benefiting from UPVC double glazing, off road parking and a lawned garden, this property is certainly not one to be missed.

The property briefly comprises of entry through a UPVC entrance door into the entrance hall which has stairs to the first floor landing and a door into the living room. The living room benefits from a UPVC double glazed bay window and a door into the kitchen which has access to the understairs storage cupboard and the conservatory. Upstairs, to the first floor landing there is doors to three bedrooms and the house bathroom. Outside, to the front of the property there is a low maintenance pebbled buffer garden with walls to two sides and a paved pathway to the entrance door. To the side of the property there is a paved driveway providing off road parking for two vehicles, leading to a single garage with a manual up and over door and an opening to the rear garden. To the rear of the property the garden is mainly laid to lawn with a flagged pathway and patio area, perfect for outdoor dining and entertaining purposes.

Nestled in the highly sought after semi rural village of Netherton, the property is ideally positioned for local amenities, well regarded schools, and scenic countryside walks. With excellent transport links, including easy access to the M1 motorway, this home is perfect for commuters seeking a balance between rural charm and convenience.

This property is ideal for first time buyers, professional couples, or those looking to downsize. An early viewing is highly recommended to fully appreciate the quality of this home.



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## ACCOMMODATION

### ENTRANCE HALL

UPVC entrance door into the entrance hall. Central heating radiator, stairs to the first floor landing, door into the living room.

### LIVING ROOM

13'5" x 14'2" [4.1m x 4.32m]

UPVC double glazed bay window to the front, central heating radiator, fireplace with feature surround. Door to the kitchen.



### KITCHEN

17'7" x 8'7" [5.37m x 2.64m]

UPVC double glazed window to the conservatory, UPVC double glazed window to the side, central heating radiator, spotlights, doors to the understairs storage cupboard and the conservatory. A range of wall and base units with quartz

worksurface over, stainless steel Belfast sink with hot and cold taps, tiled splashback, space and plumbing for a oven and grill with extractor fan over, space and plumbing for a washing machine and a tumble dryer.

### CONSERVATORY

11'0" x 9'5" [3.37m x 2.88m]

UPVC double glazed windows to the rear and side, sliding UPVC double glazed patio doors to the rear garden.



### FIRST FLOOR LANDING

UPVC double glazed window to the side, loft access. Doors to three bedrooms and the bathroom.

### BEDROOM ONE

10'4" x 13'6" [3.17m x 4.12m]

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



### BEDROOM TWO

8'9" x 10'5" [2.67m x 3.19m]

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



### BEDROOM THREE

6'9" x 7'9" [2.07m x 2.37m]

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



### BATHROOM/W.C.

6'4" x 5'7" [1.95m x 1.72m]

Frosted UPVC double glazed window to the rear, central heating radiator, fully tiled. Ceramic wall mounted hand wash basin with hot and cold taps and tiled splashback, low flush W.C., panelled bath with taps and shower head attachment.



### OUTSIDE

To the front of the property there is a low maintenance pebbled buffer garden with walls to two sides and a paved pathway to the entrance door. To the side of the property there is a paved driveway providing off road parking for two vehicles, leading to a single garage with a manual up and over door and an opening to the rear garden. To the rear of the property the garden is mainly laid to lawn with a flagged pathway and patio area, perfect for outdoor dining and entertaining purposes.



### 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.

### EPC RATING

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

### VIEWINGS

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

### PLEASE NOTE

The internal photos were taken when the property was previously rented out.