



HODSONS



The Old Shop
158 Blacker Lane
Netherton
Wakefield
WF4 4EZ



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First impressions from Blacker Lane give no indication of the spacious accommodation on offer in this truly outstanding home which is arranged over three floors and extends to over 2600 sq/ft.

"The Old Shop" is tastefully presented throughout and provides versatile living space, ideal for modern family requirements. The well appointed and characterful accommodation is accessed via the main entrance which is open plan to the dining area. A return staircase leads down to the lower ground floor level and the magnificent lounge with double height ceiling, a most impressive room for entertaining. Adjacent to the lounge, separated by bi-fold doors is another reception room (26' in length) which could be used for a variety of purposes. To the rear of the house is pleasant sitting room and entrance lobby giving direct access to the rear garden and a second staircase which leads back up to the ground floor.

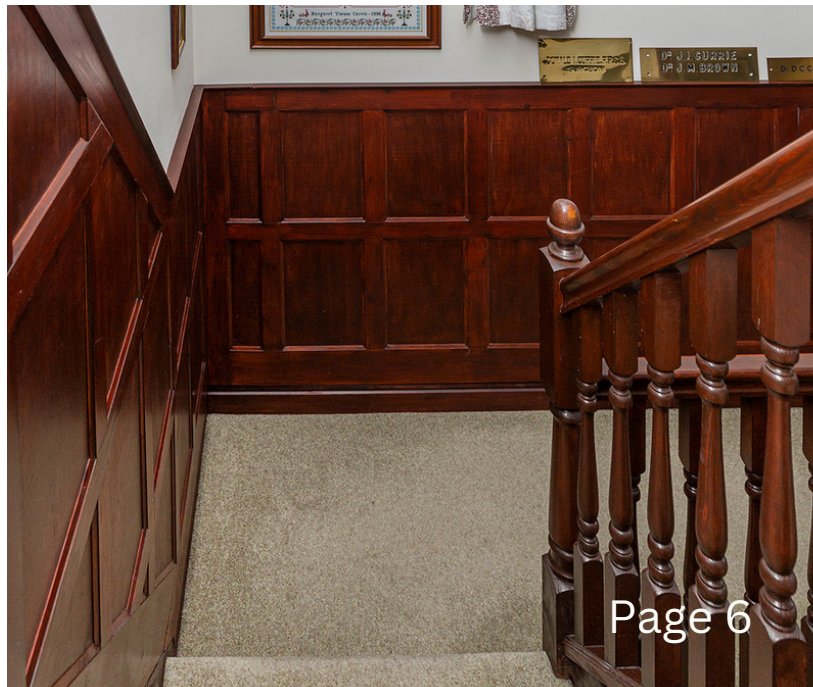
The kitchen is extensively fitted with a range of quality Shaker style units and integrated appliances which are complimented by polished granite worksurfaces. An inner hall leads to three good sized bedrooms along with the main family bathroom and a further staircase leads to the first floor and the master bedroom suite complete with its own study area, en suite bathroom and walk in wardrobe.

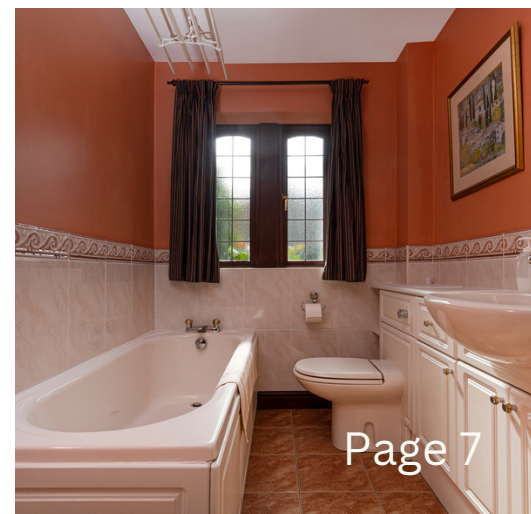
A driveway to the side provides significant off road parking and in turn leads to a large detached double garage offering potential for further storage. The garage has power, lighting and an electric up and over main door. The rear garden is mostly laid to lawn with well stocked and mature side borders all of which is enclosed by timber fencing.

The well regarded village of Netherton lies approximately 4 miles south west of Wakefield. The Village has a Junior and Infant School (Ofsted rated Good) and is well placed for commuters (M1 Junction 40 - 2.54 miles). The village has a mix of quality residential property adjacent to attractive open countryside.

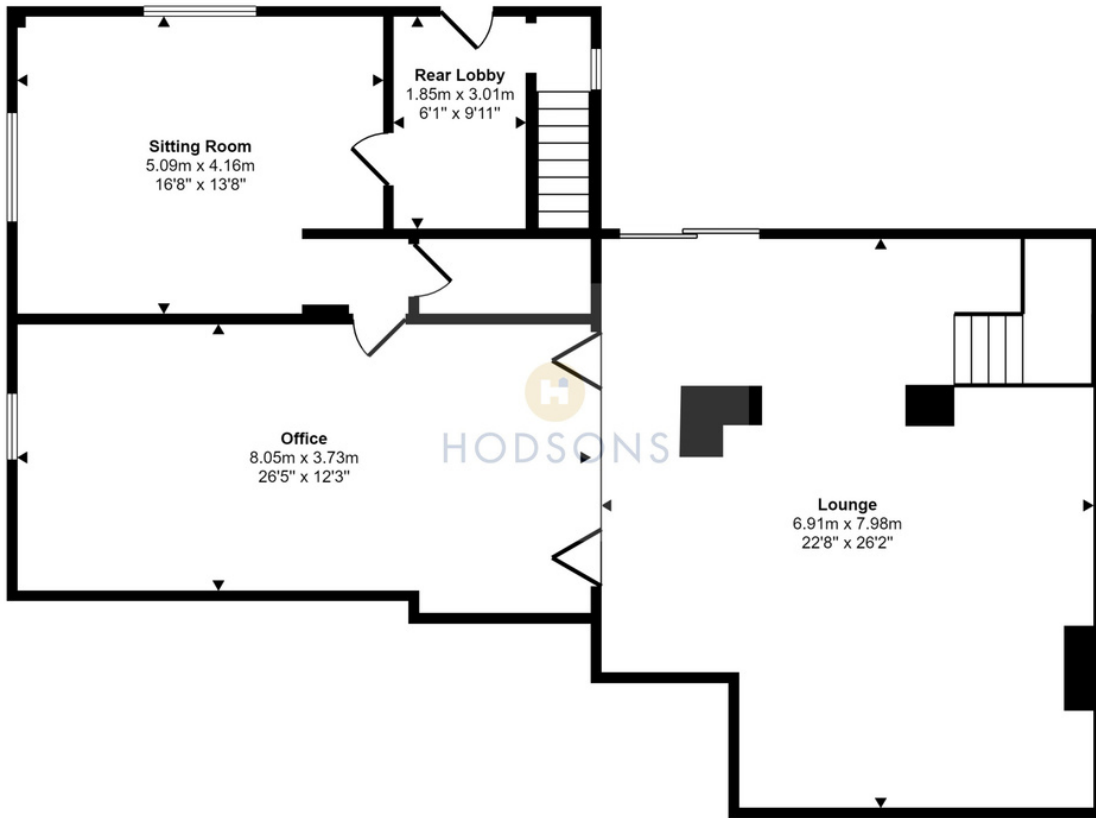








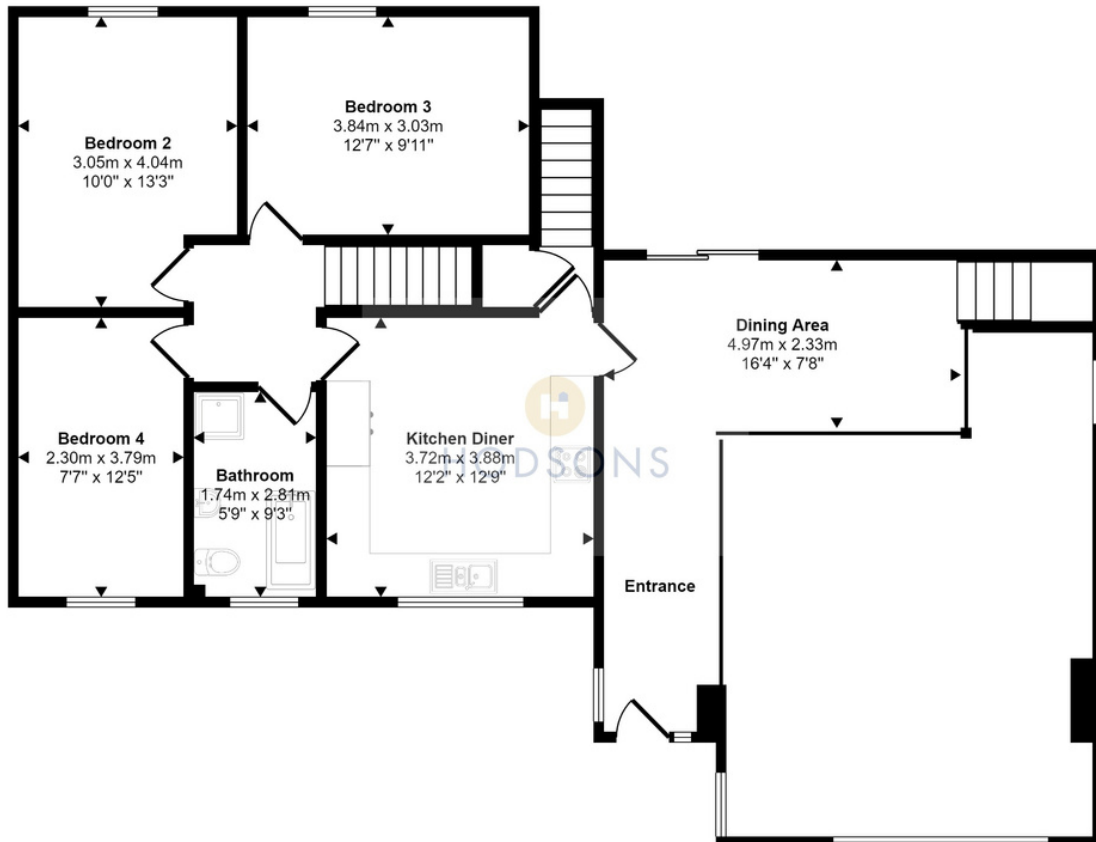




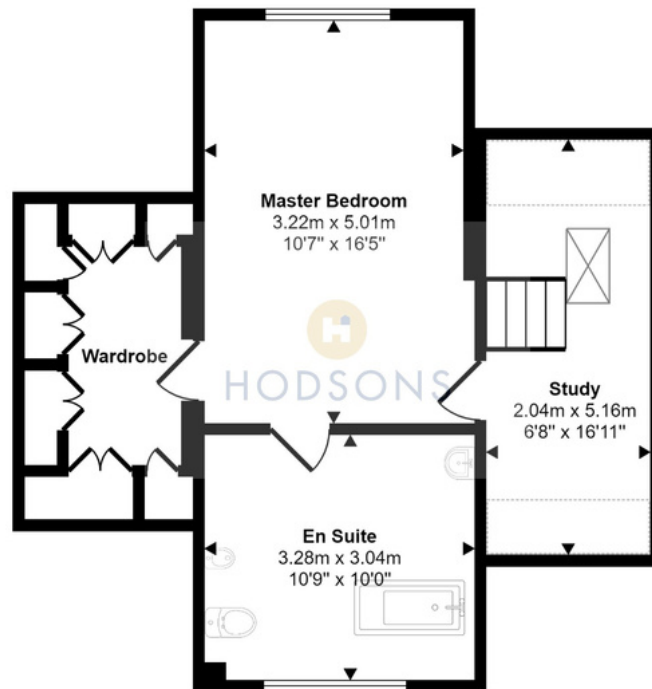
Lower Ground Floor
 Approx 118 sq m / 1269 sq ft

 Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and

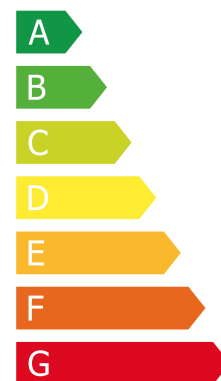


Ground Floor
 Approx 83 sq m / 896 sq ft



First Floor
Approx 47 sq m / 507 sq ft

Tenure - This property is Freehold
Service - Connected to mains water, electricity, drainage and gas.
Council Tax - Wakefield Council Band F



Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements