



The Ashes, 164 Blacker Lane
Netherton, Wakefield



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Wakefield, WF4 4EZ



Set within a generous sized plot with open aspect to the rear of fields and adjoining countryside is this superbly appointed and versatile four bedroom executive detached house incorporating a wealth of features and high specification throughout.

The property briefly comprises of the entrance hall with access to the understairs storage, study, w.c., spacious cloakroom, modern contemporary kitchen with separate utility and boiler cupboard, dining room, sitting room and family lounge. Stairs lead to the galleried landing on the first floor providing access to the storage eaves, the principal bedroom boasting walk in wardrobe and en suite shower room, three further well proportioned bedrooms and the stunning four piece family bathroom. Outside the property is accessed via a larger than average block paved driveway providing off road parking for several vehicles leading to the double detached garage and lawned garden with planted features. The gardens wrap around the side of the property leading to the generously proportioned rear garden incorporating planted features and patio areas, perfect for outdoor dining and entertaining, enclosed by hedging and timber fencing.

Located within the sought after village of Netherpton, the property provides an ideal commuter base to access Wakefield, Leeds and further afield via the M1 motorway.

Simply a stunning example of an individual and select family home which truly deserves a full internal and external appraisal to reveal the accommodation and grounds on offer and to avoid any disappointment.





ACCOMMODATION

ENTRANCE HALL

Timber framed double glazed window to the front, stairs to the first floor landing, doors leading to the sitting room, dining room, kitchen, spacious cloakroom, downstairs w.c. and study. Access to understairs storage, column central heating radiator, exposed beams and exposed brick to one wall.

SITTING ROOM

Timber framed double glazed windows to the front and side, two central heating radiators, opening wrapping around to the dining room, exposed beams and large open fireplace with exposed brick, tiled hearth and surrounded by exposed beams.

DINING ROOM

Central heating radiator, burner style gas fire with exposed brick and tiled hearth, exposed beams, doors leading to the entrance hall and kitchen. A set of double doors with timber framed glass pane leading into the family lounge and a set of double doors leading out to the rear garden with timber framed double glazed windows either side. Timber framed windows looking into the family lounge.

FAMILY LOUNGE

LED ceiling spotlights, two central heating radiators, timber framed double glazed windows to the front, side, rear and looking through to the dining room.

KITCHEN/DINER

Range of contemporary style wall and base units with marble work surface over, inset ceramic sink with drainer cut into the work surface and marble splash back. Quooker tap providing instant boiling water and filtered cold water, spotlights below the wall units, integrated full size fridge and freezer, dishwasher and electric Range style cooker with five ring induction hob and extractor hood above. Timber framed double glazed windows to the rear, a set of timber framed double glazed double doors, exposed beams, door leading to the utility, LED ceiling spotlights and column central heating radiators.

UTILITY

Contemporary style wall and base units with marble effect laminate work surface over, ceramic sink and drainer with mixer tap, space and plumbing for a washing machine and dryer. LED ceiling spotlights, exposed beams, timber framed double glazed window to the side, doors leading to the rear garden and to the boiler cupboard [0.61m x 1.78m] housing the boiler and hot water tank.

W.C.

Underfloor heating, timer framed frosted double glazed window to the side, concealed low flush w.c., ceramic wash basin built into storage unit with mixer tap and tiled splash back.





STUDY

Central heating radiator and timber framed double glazed window to the front.

FIRST FLOOR LANDING

Galleried landing with exposed beams, timber framed double glazed window to the front, access to the storage eaves and central heating radiator. Doors leading to four bedrooms and the family bathroom.

PRINCIPAL BEDROOM

LED ceiling spotlights, exposed beams, central heating radiator, doors leading to the built in wardrobe (4.23m x 1.11m) and en suite shower room.

EN SUITE SHOWER ROOM/W.C.

Exposed beams, LED ceiling spotlights, timber framed frosted double glazed window to the side, ceramic wash basin built into a storage unit with mixer tap, concealed low flush w.c. shower cubicle with shower head attachment and glass shower screen. Chrome ladder style radiator, tiled walls and floor.

BEDROOM TWO

Timber framed double glazed window to the rear, exposed beams, central heating radiator, built in wardrobe, access to storage cupboard.

BEDROOM THREE

Exposed beams, central heating radiator and timber framed double glazed window to the rear.

BEDROOM FOUR

Timber framed double glazed window to the rear, central heating radiator, exposed beams, built in wardrobe and access to storage cupboard.

FAMILY BATHROOM/W.C.

Timber framed frosted double glazed window to the front, chrome ladder style radiator and underfloor heating. Low flush w.c., pedestal wash basin with mixer tap, stand alone bath with mixer tap and separate shower cubicle with shower head attachment and glass shower screen. Exposed beams, fully tiled walls and floor.

OUTSIDE

The property is accessed to the front via a larger than average block paved driveway providing off road parking for several vehicles leading to the double detached garage with two electric up and over doors. The front garden is laid to lawn with planted features and wraps around both sides leading to the generously proportioned rear garden with spotlighting throughout, is laid to lawn incorporating block paved and paved patio areas, perfect for outdoor dining and entertaining with water and power, as well as a timber garden shed. The rear garden is enclosed by hedging and timber fencing.

PLEASE NOTE

This property is non-standard [timber framed] construction which may impact a purchasers ability to raise mortgage finance. Further details are available on request.

COUNCIL TAX BAND

The council tax band for this property is G.

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

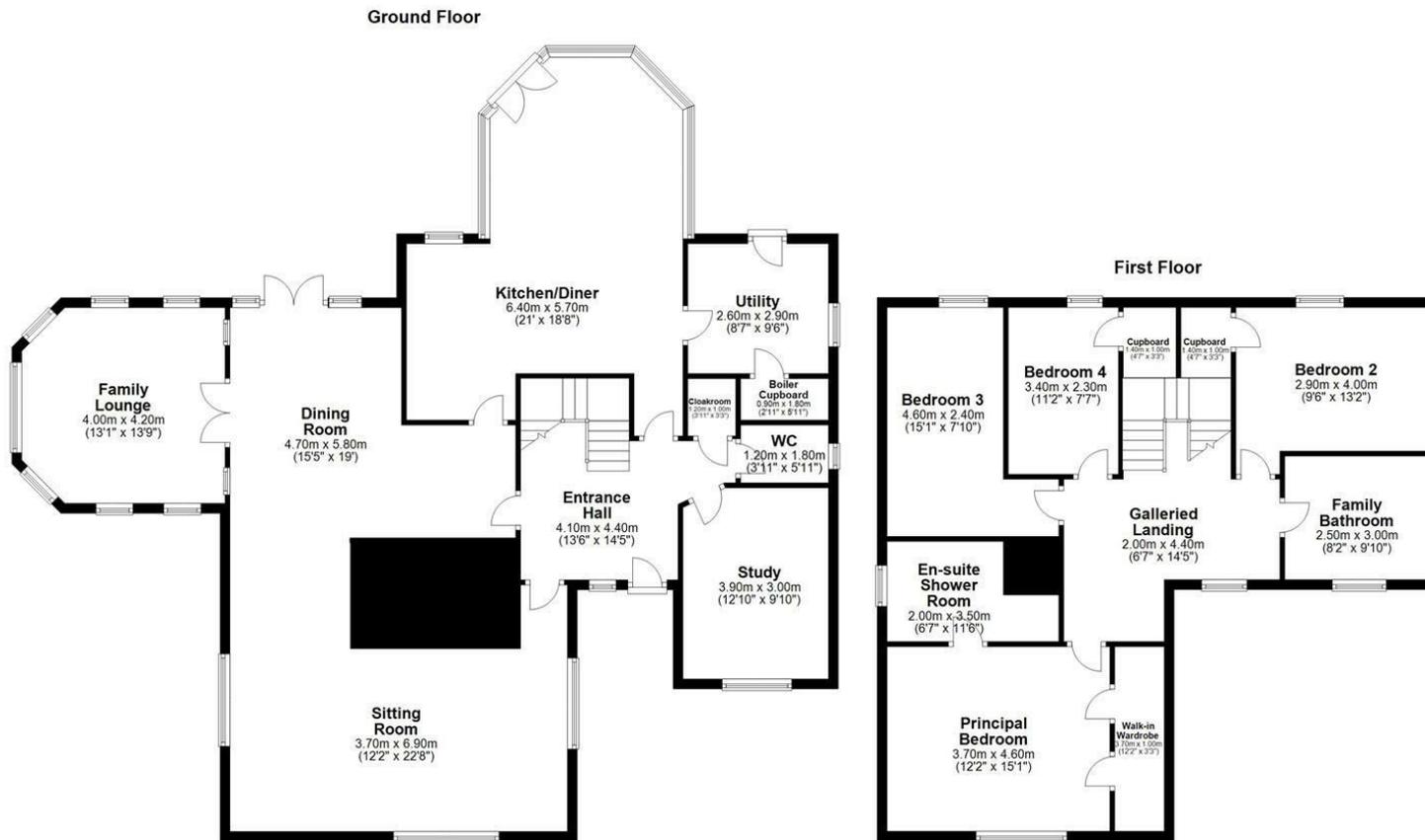
To view please contact our Ossett office and they will be pleased to arrange a suitable appointment.

EPC RATING

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







OTHER INFORMATION

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.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	63	75
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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