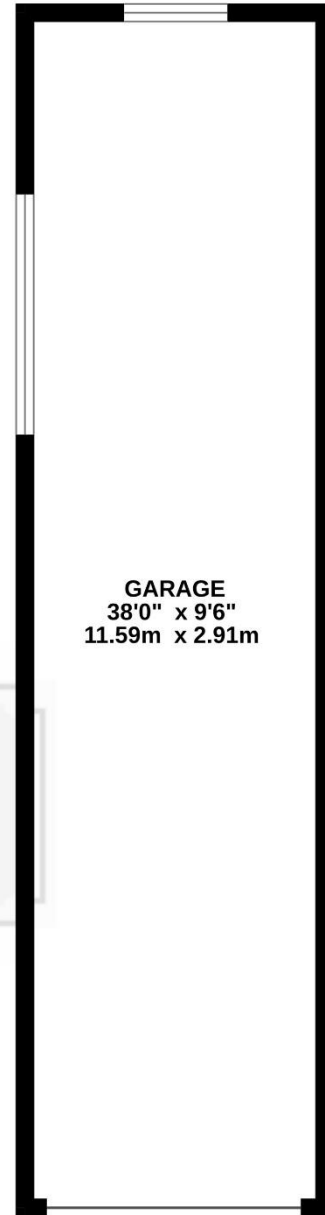
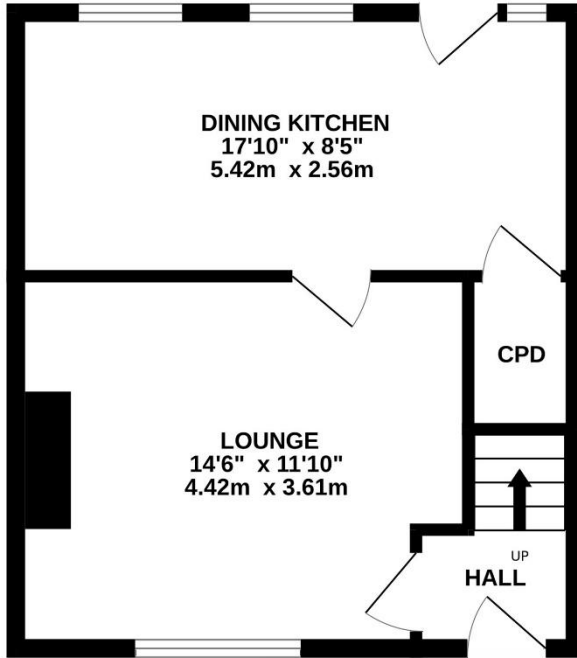


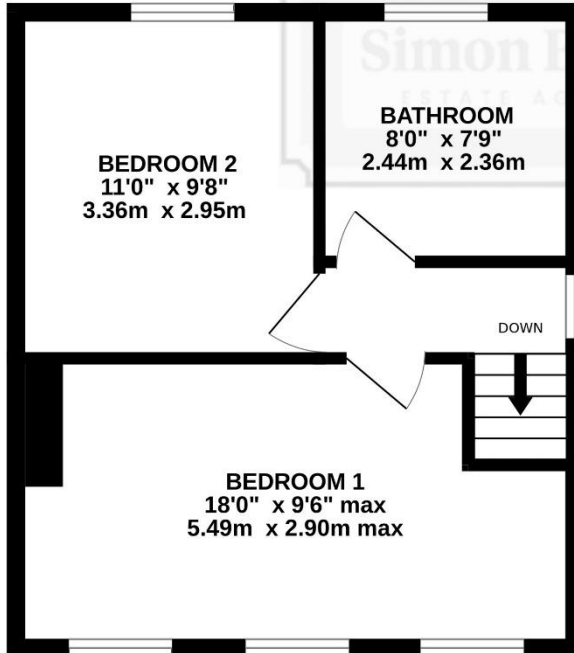


30 HIGHFIELDS ROAD, NETHERTON, WF4 4NB

GROUND FLOOR



1ST FLOOR



HIGHFIELD ROAD

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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PROPERTY DESCRIPTION

A DELIGHTFUL TWO LARGE BEDROOMED HOME IN A PLEASANT VILLAGE LOCATION WITH A VERY LARGE REAR GARDEN WITH AN EXCEPTIONALLY LARGE GARAGE. A HOME WHICH HAS BEEN SUBJECT TO INTERNAL REJUVENATION INCLUDING HIGH QUALITY BATHROOM AND A DELIGHTFUL DINING KITCHEN, IT IS WELL PRESENTED THROUGHOUT. IT BRIEFLY COMPRISES OF AN ENTRANCE LOBBY, GOOD SIZE LOUNGE, DINING KITCHEN, TWO DOUBLE BEDROOMS AND HOUSE BATHROOM WITH DRIVEWAY TO THE FRONT WITH SHARED DRIVEWAY TO THE SIDE, LARGE GARDEN AND GARAGE TO THE REAR.

Offers Around £235,000

GROUND FLOOR

ENTRANCE HALLWAY

High quality UPVC and obscure glazed door provides access into the entrance vestibule. This has a ceiling light point and a staircase rising from it, a period style door leads through to the lounge.

LOUNGE

Measurements - 14'6" max x 11'10" (4.42m max x 3.61m)

The lounge which is positioned to the front of the home has a very large picture style window giving a huge amount of natural light and pleasant out look to the front elevation, particularly of the properties front garden areas which has been stoned flagged and has a delightful sitting out space and has a driveway. There is a broad chimney breast, central ceiling light points and a doorway leads through to the dining kitchen.





DINING KITCHEN

Measurements - 17'10" max x 8'5" (5.42m max x 2.56m)

The dining kitchen has recently been updated and is of a particularly good size and has immediate access out to the rear gardens, providing everyday access to the rear courtesy of a UPVC door and matching glazed side light and two windows giving lovely views down the gardens. There is inset spotlighting to the ceilings, recently installed kitchen has plumbing for automatic washing machine, a one and a half bowl sink unit, an integrated dishwasher and a good amount of working surfaces with inset induction hob, in built oven and extractor fan over. There is also a fridge freezer space to one side, the room has attractive flooring, and a period style door gives access to a storage cupboard, which is also home for the property's wall mounted gas fired central heating boiler.



FIRST FLOOR

LANDING

A staircase rises and turns up to the first-floor landing, there is a window giving an outlook to the side and loft access point.

BEDROOM ONE

Measurements - 18'0" max x 9'6" (5.49m max x 2.90m)

Bedroom one is a large double bedroom positioned to the front of the property with three windows, high ceiling height and central ceiling light point.



BEDROOM TWO

Measurements - 11'0" max x 9'8" (3.36m max x 2.95m)

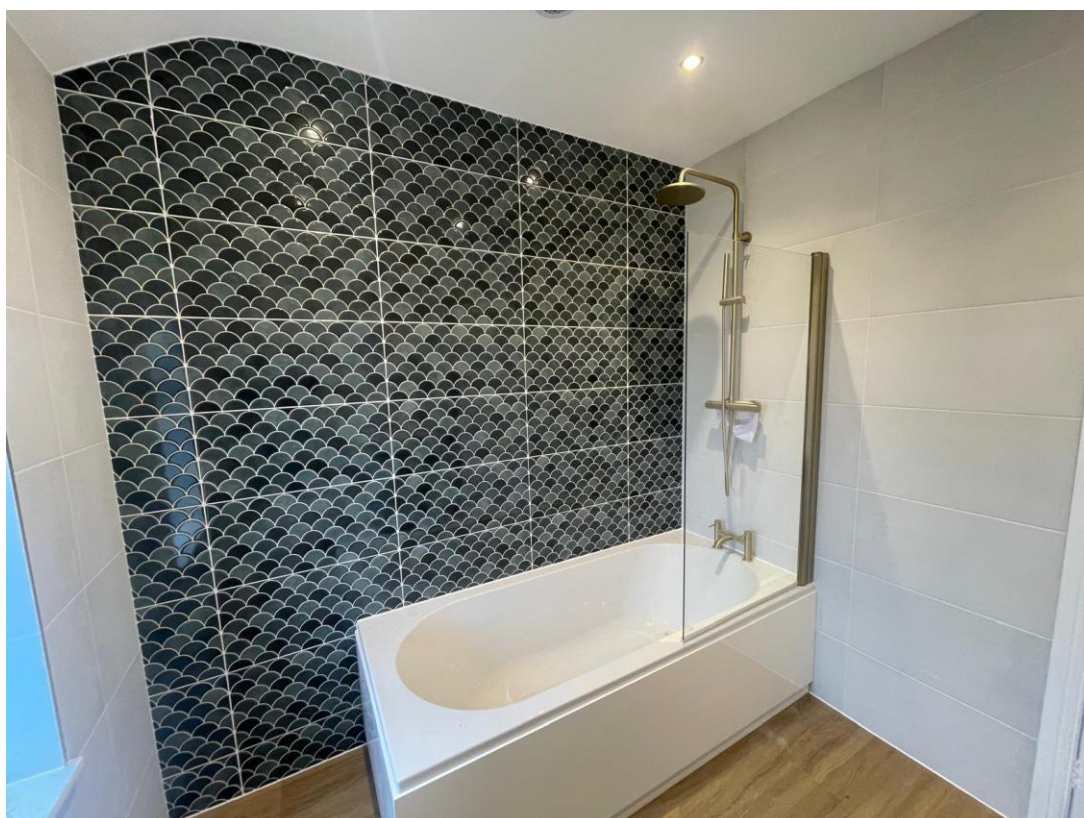
Bedroom two is once again a double bedroom with a lovely view out to the property's rear gardens and long-distance views beyond.



HOUSE BATHROOM

Measurements - 8'0" max x 7'9" (2.44m max x 2.36m)

The house bathroom was also recently updated, it is fitted with high quality tiling to the full ceiling height, inset spotlighting. There is a bath with glazed shower screen and high-quality fittings, a low-level W.C., a stylish vanity unit and a ladder style central ceiling radiator to match the high-quality fittings, there are obscure glazed windows and attractive flooring.



OUTSIDE

FRONT EXTERNAL

The property sits in a much larger garden that might first be imagined, there is a shared driveway to the side of tarmac, and a double width stone flagged sitting our area or parking/driveway to the front.

REAR EXTERNAL

To the rear there is a good-sized enclosed garden needing some presentational work, the rear has a flagged patio immediately to the rear of the home and a very large garage with hobby space to the rear.

It should be noted the property has UPVC windows and doors and has gas fire central heating, internally has been subject to a renovation/refit including new kitchen and bathroom.





ADDITIONAL INFORMATION

EPC rating - D

Property tenure – Freehold

Local authority – Wakefield Metropolitan District Council

Council tax band – A

BOUNDARY OWNERSHIP

The boundary ownerships and tenure of the property have not been checked on the title deeds for any discrepancies or rights of way if any (This is a standard statement on all our brochures due to the Property Misdescription's Act)

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Simon Blyth for themselves and for the vendors or lessors of this property, whose agent they are, have made every effort to ensure the details given have been prepared in accordance with the above act and to the best of our knowledge give a fair and reasonable representation of the property. Please note:

1. There is a six-inch measurement tolerance or metric equivalent and the measurements given should not be entirely relied upon and purchasers must make their own measurements if ordering carpets, curtains or other equipment.

2. None of the main services, i.e. gas, water, electricity, drainage or central heating system (if any) have been tested in any way whatsoever. This also includes appliances which are to be left in situ by the vendors.

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Saturday - 9:00 to 14:00

Sunday - 11:00 to 13:00

Details printed 15/04/2026



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