



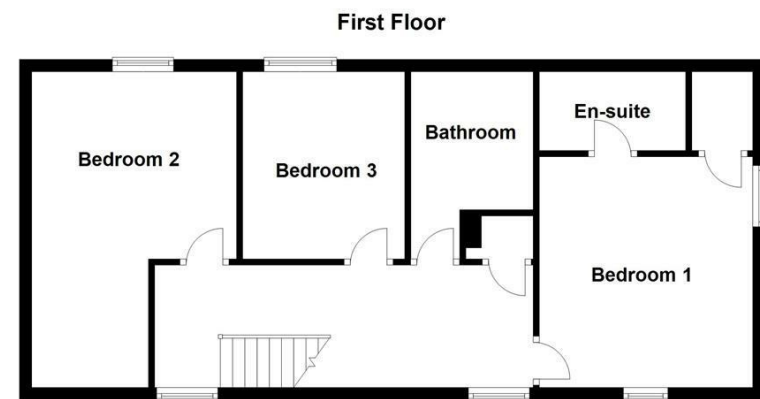
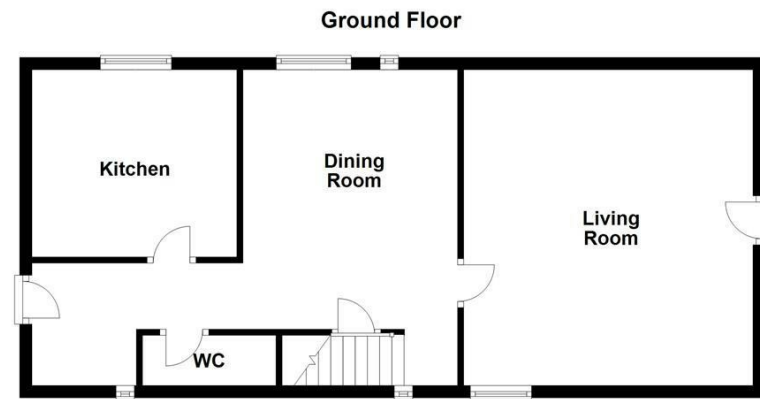
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## 2 Farm Mount, Netherton, Wakefield, WF4 4TS

For Sale Freehold £459,950

A Grade II listed three bedroom stone built barn conversion tucked away in this highly sought after location with an enclosed garden as well as a double garage for parking.

With a gas fired central heating system this characterful family home is approached via a welcoming reception hall that has a guest cloakroom off to the side. The living room is of fine proportions having a French door out to the garden as well as a focal point fireplace with wood burning stove. There is a separate dining hall in addition as well as a kitchen that is fitted to an excellent standard in a modern gloss white style. To the first floor the main bedroom has a walk in wardrobe and an en suite shower room with the two further well proportioned bedrooms being served by the family bathroom/w.c.

Outside, the property has a lawned garden with paved patio seating area as well as a further decked seating area. In addition the property has side by side parking leading up to a double garage.

This characterful property has a wealth of features including beamed and trussed ceilings, exposed stone features and presents charming family accommodation. The property is within very easy reach of the local shops, schools and recreational facilities with a broader range of amenities available in the nearby city centre of Wakefield. The national motorway network is also readily accessible.

### 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\*

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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

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## ACCOMMODATION

### RECEPTION HALL

Panelled entrance door and an arrow slit style window to the side, central heating radiator and wood strip flooring.

### LIVING ROOM

17'0" x 15'5" [5.2m x 4.7m]

Sash window to the front, French door to the garden, two central heating radiators, feature beamed ceiling and a feature stone fireplace with cast iron wood burning stove.



### GUEST W.C.

7'2" x 2'7" [2.2m x 0.8m]

Fitted with a quality white and chrome cloakroom suite comprising low suite w.c. and wall mounted wash basin with cupboard under. Central heating radiator and extractor fan.

### DINING HALL

14'1" x 11'5" [4.3m x 3.5m]

With a window to the courtyard, continuation of the wood strip flooring, central heating radiator and stairs to the first floor with a useful understair cupboard.



### KITCHEN

11'1" x 10'2" [3.4m x 3.1m]

Window overlooking the courtyard and fitted with a lovely range of quality wall and base units with high gloss white fronts and butchers block style laminate worktops, laminate splashbacks and inset composite sink, four ring gas hob with glazed splashback and contemporary style filter hood over, built in microwave and separate oven, integrated fridge and freezer, integrated washing machine, integrated dishwasher, matching cupboard housing the Ideal gas fired central heating boiler. Central heating radiator.

### FIRST FLOOR LANDING

Two windows to the front, beamed and trussed ceiling, central heating radiator and a built in linen cupboard.

### BEDROOM ONE

12'5" x 11'5" [3.8m x 3.5m]

Windows to the front and side, beamed and trussed ceiling, central heating radiator, walk in wardrobe.



### EN SUITE/W.C.

7'10" x 4'7" [2.4m x 1.4m]

Concealed WC and basin as above and has a show cubicle with mains shower and glass shower screen. Partial tiling throughout.



### BEDROOM TWO

17'0" x 10'9" max [5.2m x 3.3m max]

An interesting L-shaped room with a beamed and trussed ceiling, window to the courtyard and double central heating radiator.



### BEDROOM THREE

9'10" x 8'10" [3.0m x 2.7m]

With a sash window to the courtyard and central heating radiator. Beamed and trussed ceiling.

### BATHROOM/W.C.

7'6" x 6'10" [2.3m x 2.1m]

Concealed cistern low flush WC and wash basin with storage below with a P shaped bath, mains fed shower above and glass shower screen instead of the other suite mentioned. Partial wet wall panelling throughout.



### OUTSIDE

To the rear of the property there is a lovely garden laid mainly to a lawn with a paved patio seating area and an additional decked seating area. The property also enjoys a double garage with two parking spaces to the front situated in a block to the far end of the courtyard.



### COUNCIL TAX BAND

The council tax band for this property is F.

### EPC RATING

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

### 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.