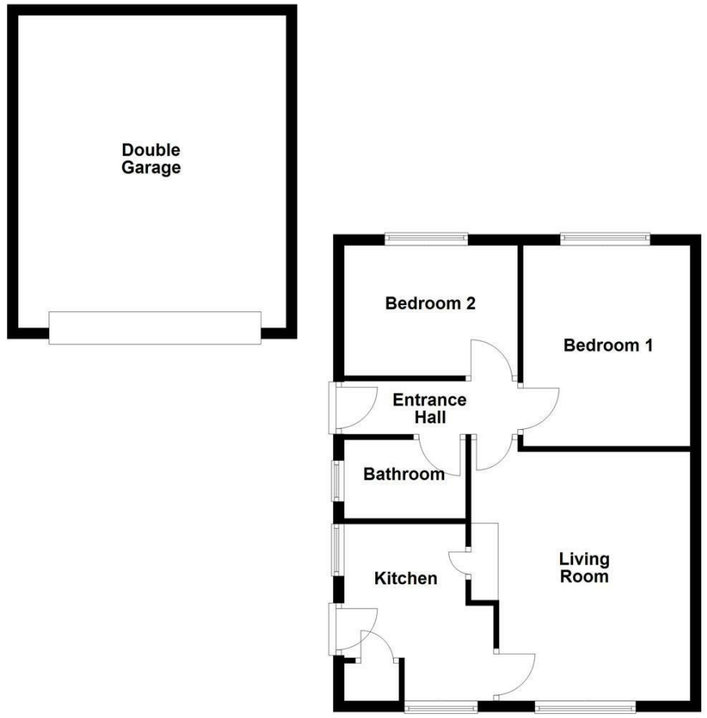
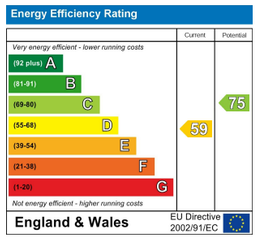
Ground Floor





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.

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Richard Kendall Estate Agent

WAKEFIELD 01924 291 294 | OSSETT 01924 266 555 | HORBURY 01924 260 022
NORMANTON 01924 899 870 | PONTEFRACT & CASTLEFORD 01977 798 844

6 Bridle Close, Netherton, Wakefield, WF4 4HP

For Sale Freehold £285,000

Nestled within a cul de sac position and enjoying far reaching views to the front is this superbly presented two bedroom semi detached bungalow. Offering well proportioned accommodation throughout, together with front and rear gardens and ample off road parking, this attractive home is not to be missed.

The accommodation briefly comprises an entrance hall with loft access and doors leading to two good sized bedrooms, the bathroom and living room. The living room provides access through to the kitchen, which benefits from two useful storage cupboards and a side entrance door. Externally, the front garden is mainly laid to lawn, complemented by a driveway providing ample off road parking. The driveway continues down the side of the property to composite double gates at the rear, opening to further parking and a detached double garage with electric roller door, power and lighting. The rear garden is predominantly lawned and features planted beds, railway sleeper borders and an Indian stone patio area, ideal for outdoor dining and entertaining. The garden is fully enclosed by timber fencing, making it suitable for both pets and children.

Netherton is a highly regarded village location, particularly appealing to those looking to downsize. Local shops, schools and popular public houses are close by, while a wider range of amenities can be found in nearby Ossett, Horbury and Wakefield. Regular bus routes serve the area, and Wakefield benefits from two train stations providing links to Leeds, Manchester and London. The M1 motorway is also only a short drive away for those commuting further afield.

Only a full internal inspection will reveal all that this delightful bungalow has to offer. An early viewing is highly recommended.

ACCOMMODATION

ENTRANCE HALL
UPVC double glazed side entrance door leads into the entrance hall with loft access, central heating radiator and doors leading to bedroom one, bedroom two, the bathroom and the living room.

BEDROOM ONE
12'1" x 10'1" (3.7m x 3.08m)
UPVC double glazed window to the rear elevation and central heating radiator.

BEDROOM TWO
7'10" x 10'7" (2.4m x 3.23m)
Laminate flooring, ceiling spotlights, central heating radiator and UPVC double glazed window to the rear elevation.

BATHROOM/W.C.
4'9" x 7'4" (1.47m x 2.26m)
Luxury vinyl flooring, frosted UPVC double glazed window to the side, extractor fan, ceiling spotlights and anthracite ladder style heated towel radiator. Fitted with a low flush WC, ceramic wash basin set within a vanity unit with mixer tap and a freestanding roll top bath with mixer tap and shower attachment, with half tiled walls.

LIVING ROOM
15'9" x 13'3" (4.82m x 4.04m)
UPVC double glazed window to the front elevation, central heating radiator, engineered wood flooring and decorative fireplace with stone hearth. Door leading through to the kitchen.

KITCHEN
10'5"x 9'4" (3.2mx 2.87m)
Fitted with a range of modern shaker style wall and base units with laminate work surfaces, composite sink and drainer with mixer tap, four ring induction hob with partial glass splashback and extractor hood above, integrated double oven, integrated under counter fridge and integrated washing machine. Cupboards include a fitted storage cupboard and a separate cupboard housing the Ideal boiler. Two UPVC double glazed windows to the front and side elevations and a frosted UPVC double glazed side door. Anthracite column style radiator, ceiling spotlights and engineered wood flooring.

OUTSIDE
Externally to the front the garden is mainly laid to lawn with a tarmac and block paved driveway running down the side of the property through composite double gates, providing off road parking for up to five vehicles. The property also enjoys far reaching views towards Ossett, Dewsbury and Horbury Bridge. The driveway continues to the rear where there is a timber built detached double garage (5.75m x 4.95m) with electric up and over door, Vaulted ceiling with power and lighting throughout. The rear garden is mainly lawned with planted beds and railway sleeper borders together with an Indian stone paved patio area ideal for outdoor dining and entertaining. The garden is fully enclosed by walls and fencing.

FRONT VIEW

COUNCIL TAX BAND
The council tax band for this property is C.

FLOOR PLAN
This floor plan is intended as a rough guide only and is not to be intended as an exact representation and should not be scaled. We cannot confirm the accuracy of the measurements or details of this floor plan.

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.