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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.



<b>WAKEFIELD</b> 01924 291 294	<b>OSSETT</b> 01924 266 555	<b>HORBURY</b> 01924 260 022
<b>NORMANTON</b> 01924 899 870	<b>PONTEFRACT &amp; CASTLEFORD</b> 01977 798 844	



## 9 Brookfields, Netherton, Wakefield, WF4 4NJ

### For Sale Freehold Offers Over £425,000

Set in a sought after cul de sac position within the desirable village of Netherton, this five bedroom detached family home offers exceptionally spacious accommodation arranged over two floors. Benefiting from five double bedrooms, two generous reception rooms and a beautifully landscaped rear garden, this is a perfect home for the growing family.

The ground floor comprises a welcoming entrance hall with under stairs storage, a guest w.c., and a large living room with feature fireplace and archway opening into the conservatory, which enjoys views of the garden. A modern kitchen with integrated appliances leads through to a utility room, while a versatile ground floor bedroom suite boasts its own dressing room with fitted wardrobes, glass partition wall, and a private en suite shower room. Underfloor electric heating runs throughout the ground floor. To the first floor, a spacious landing provides access to four further double bedrooms, all with fitted wardrobes. The bedrooms are served by a stylish four piece family bathroom. Externally, the property enjoys a block paved double driveway providing ample off road parking, complemented by an attractive lawned front garden. A timber gate leads to the enclosed rear garden, which is landscaped with a large paved patio, ideal for entertaining, a further seating area, a well maintained lawn and two double sheds, both fitted with power and lighting.

Situated in the heart of Netherton, the property is ideally placed for a range of local amenities and well regarded schools with regular bus services to Wakefield city centre and Huddersfield town centre. The M1 motorway is only a short drive away, making it an excellent location for commuters.

This exceptional home must be viewed internally to fully appreciate the quality and space on offer, an early viewing is highly recommended.





## ACCOMMODATION

### ENTRANCE HALL

Composite front entrance door with frosted glazed side panel, ceiling coving, central heating radiator with cover, staircase to the first floor landing and doors providing access to the living room, kitchen and downstairs w.c. Double doored under stairs storage cupboard.

### LIVING ROOM

10'7" [max] x 9'3" [min] x 22'8" [3.25m [max] x 2.84m [min] x 6.93m]  
Laminate flooring, UPVC double glazed window to the front aspect, ceiling coving, two central heating radiators with cover, and a flush mounted gas fire with solid wooden mantel above. Door leading into the conservatory.



### CONSERVATORY

11'8" x 18'7" [3.58m x 5.67m]  
Laminate flooring, UPVC double glazed windows to two elevations, UPVC double glazed French doors opening onto the rear garden, central heating radiator with power and lighting installed.



### W.C.

2'7" x 6'3" [0.79m x 1.92m]  
Two piece suite comprising concealed cistern low flush w.c. and wash basin with mixer tap, built into vanity cupboard below. Partially tiled walls, fully tiled floor and wall mounted extractor fan.

### KITCHEN

7'8" x 15'10" [2.34m x 4.83m]  
Range of high gloss wall and base units with laminate work surfaces and 1.5 stainless steel sink with swan neck mixer tap. Integrated Neff oven and grill with Neff microwave above, separate four ring gas hob with extractor over. Two UPVC double glazed windows (one looking into the conservatory and one overlooking the rear garden). Plumbing and space for washing machine and full sized dishwasher. Central heating radiator, downlights to ceiling and under cabinet lighting.

### UTILITY

5'2" x 7'8" [1.59m x 2.34m]  
Fully tiled floor with electric underfloor heating, pitched ceiling with Velux double glazed roof window and composite door leading to the rear garden. Wall mounted combi condensing boiler and fitted storage cupboards.

### BEDROOM FIVE

7'7" x 12'8" [2.32m x 3.88m]  
UPVC double glazed window to the front elevation, fully tiled floor with electric underfloor heating, built-in desk with overhead lighting and glass partition wall leading into the en suite.



### DRESSING AREA

Fitted wardrobes, UPVC double glazed frosted window to the front elevation, Velux double glazed roof window, inset spotlights and fully tiled floor.

### EN SUITE SHOWER ROOM/W.C.

4'6" x 7'6" [1.39m x 2.30m]  
Comprising low flush w.c., pedestal wash basin with mixer tap and walk-in shower cubicle with glass screen, rain shower head and handheld attachment. Chrome heated towel radiator, extractor fan, inset spotlights and fully tiled floor.

### FIRST FLOOR LANDING

Loft access, ceiling coving, and doors providing access to four bedrooms and the house shower room.

### BEDROOM ONE

11'5" x 14'2" [3.49m x 4.34m]  
Two central heating radiators, laminate flooring, ceiling coving, fitted wardrobes with sliding doors and two UPVC double glazed windows overlooking the front elevation.



### BEDROOM TWO

11'3" x 8'3" [3.45m x 2.52m]  
UPVC double glazed window to the front elevation, central heating radiator, ceiling coving, fitted wardrobes with integrated dressing table and bedside cabinets, plus built-in shelving forming a library wall.



### BEDROOM THREE

10'11" [max] x 9'2" [min] x 10'8" [3.34m [max] x 2.80m [min] x 3.27m]  
UPVC double glazed window to the rear elevation, laminate flooring, ceiling coving, central heating radiator, fitted wardrobes, overhead storage cupboards and fitted dressing table.

### BEDROOM FOUR

7'8" [min] x 10'7" [max] x 8'1" [2.36m [min] x 3.24m [max] x 2.48m]  
Laminate flooring, fitted double wardrobes, fitted dressing table, ceiling coving, central heating radiator, and UPVC double-glazed window overlooking the rear elevation.

### SHOWER ROOM/W.C.

7'8" x 8'0" [2.34m x 2.44m]  
Four piece suite comprising concealed cistern low flush w.c., wash basin with vanity storage below, walk-in shower cubicle with solid glass screen, rain shower head and attachment and bidet with chrome mixer tap. Fully tiled walls and floor, chrome heated towel radiator, storage cupboards, illuminated mirror cabinet, downlights and UPVC frosted double glazed window to the rear elevation.



### OUTSIDE

The front of the property features a lawn garden with block paved driveway providing off road parking for two vehicles. Covered porch with tiled flooring and outside lighting. Timber gate to the side gives access to the rear. The rear garden offers a paved patio ideal for entertaining, attractive lawn, two timber sheds with power and lighting and a further seating area in the corner. Fully enclosed with timber fencing and mature borders. Outside lighting and water point and external covered plug sockets to the front and rear also provided.



### COUNCIL TAX BAND

The council tax band for this property is D.

### 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.