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

196 Netherton Lane, Netherton, Wakefield, WF4 4HJ

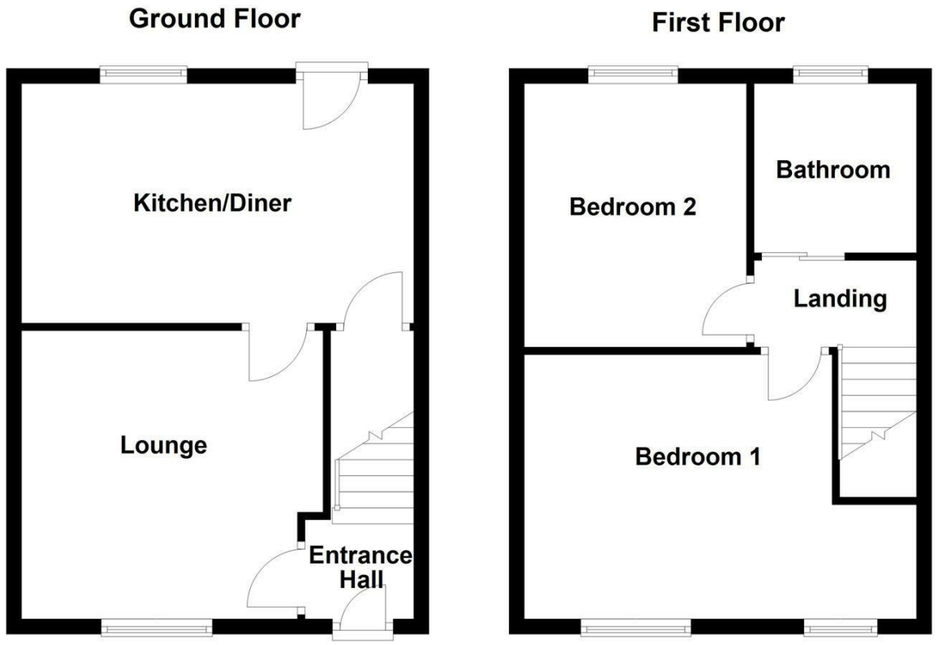
For Sale Freehold £155,000

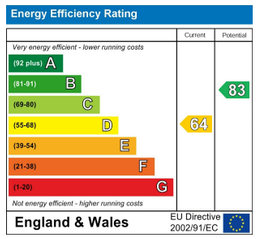
Superbly appointed throughout and offered for sale with no onward chain is this attractive two bedroom mid terraced property, benefitting from UPVC double glazing and gas central heating.

The accommodation briefly comprises an entrance hallway, lounge and kitchen diner to the ground floor. To the first floor, there are two bedrooms and a contemporary house bathroom. Externally, the property enjoys a lawned garden to the front, together with a further garden area incorporating a flagged patio, ideal for outdoor seating.

The property is well placed for local amenities including shops and schools, with regular bus routes nearby and convenient access to the motorway network.

An ideal home for first time buyers, couples, small families or those looking to downsize. Early viewing is highly recommended.





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.

ACCOMMODATION

ENTRANCE HALL
UPVC double glazed front entrance door, staircase to the first floor landing, laminate flooring, central heating radiator and glazed door to the living room.

LOUNGE
11'10" x 11'10" (3.62m x 3.61m)
UPVC double glazed window to the front elevation, wall lighting, central heating radiator, laminate flooring and glazed door to the kitchen/dining room.

KITCHEN/DINER
15'0" x 10'0" (4.59m x 3.05m)
Fitted with a range of wall and base units with laminate work surface and tiled splash back above. Incorporating 1 1/2 sink and drainer, integrated oven, four ring electric hob with canopy hood over, part tiled walls, space for a tall fridge/freezer, plumbing and space for a washing machine and cupboard housing the combination condensing boiler. Laminate flooring, central heating radiator, UPVC double glazed window to the rear elevation and UPVC double glazed rear entrance door. Door with steps down to the cellar.

CELLAR
10'7" x 4'11" (3.24m x 1.50m)
Two central heating radiators, power and lighting.

FIRST FLOOR LANDING
Loft hatch and doors to two bedrooms and the house bathroom/w.c.

BEDROOM ONE
11'10" x 11'11" (3.63m x 3.64m)
Two UPVC double glazed windows to the front elevation and central heating radiator.

BEDROOM TWO
9'11" x 8'11" (3.04m x 2.74m)
UPVC double glazed window to the rear elevation and central heating radiator.

BATHROOM/W.C.
6'5" x 5'6" (1.98m x 1.69m)
Three piece suite comprising panelled bath with shower hose attachment, low flush w.c. and vanity unit with wash basin. Fully tiled walls and floor, chrome ladder style towel radiator, extractor vent and UPVC double glazed frosted window to the rear elevation.

OUTSIDE
The front is a small garden area. To the rear there is a small low maintenance garden with access for neighbouring properties

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

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.