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

136 Blacker Lane, Netherton, Wakefield, WF4 4EZ

For Sale Freehold £250,000

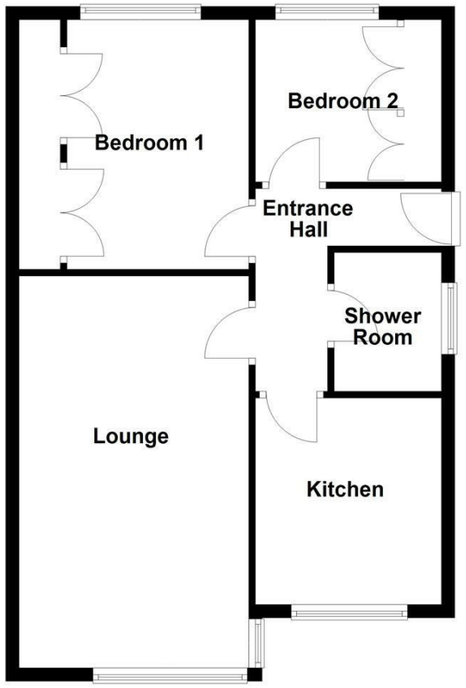
Presented throughout to a good standard, this two bedroom semi detached bungalow benefits from UPVC double glazing and gas central heating.

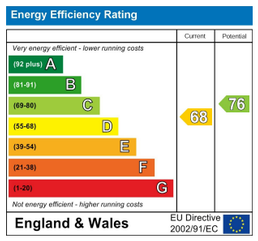
The accommodation briefly comprises an entrance hall, kitchen, living room, two bedrooms and a modern shower room. Externally, the property enjoys low maintenance gardens to both the front and rear. A tarmac driveway runs down the side of the property providing ample off street parking and leads to a detached concrete sectional garage.

Situated in a pleasant location close to local amenities, including shops and schools, the property is also well served by nearby bus routes.

Offered for sale with no onward chain and vacant possession, this home would ideally suit a professional couple or those looking to downsize. An early viewing is highly recommended to appreciate the accommodation on offer.

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.

ACCOMMODATION

ENTRANCE HALL
Comprises a side entrance door leading into the entrance hall, which has loft access and doors providing access to the kitchen, living room, two bedrooms and the shower room.

KITCHEN
9'2" x 10'1" (2.81m x 3.09m)
Fitted with a range of modern wall and base units with work surfaces over, incorporating a stainless steel sink and drainer with mixer tap. Space for a fridge freezer, plumbing for a washing machine, a freestanding gas hob with extractor hood above, and an integrated oven and grill. Tiled splashbacks, recessed spotlights to the ceiling and a UPVC double glazed window to the front elevation.

LOUNGE
11'3" x 18'3" (3.43m x 5.57m)
A gas fire with tiled back and modern marble effect surround, two central heating radiators, coving to the ceiling and recessed lighting.

BEDROOM ONE
12'4" x 11'2" (3.76m x 3.41m)
Fitted wardrobes to one side, a central heating radiator, coving to the ceiling and a double glazed window overlooking the rear elevation.

BEDROOM TWO
8'0" x 7'11" (2.44m x 2.43m)
Fitted wardrobes to one side of the wall, a central heating radiator, coving to the ceiling and a double glazed window overlooking the rear elevation.

SHOWER ROOM/W.C.
6'2" x 5'5" (1.88m x 1.66m)
A modern suite including a low flush w.c., wash basin with vanity storage, and a corner shower cubicle with mixer shower. Fully tiled to the walls and floor, has a central heating radiator, and a frosted double glazed window to the side elevation.

OUTSIDE
To the front, there is a lawned garden and to the side, a driveway provides off street parking and leads to a detached concrete sectional garage with swing doors. To the rear, there is a lawned garden incorporating a flagged patio area. Please note that the rear garden is currently being maintained by Yorkshire Water but will be reinstated to its previous condition shortly.

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

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.