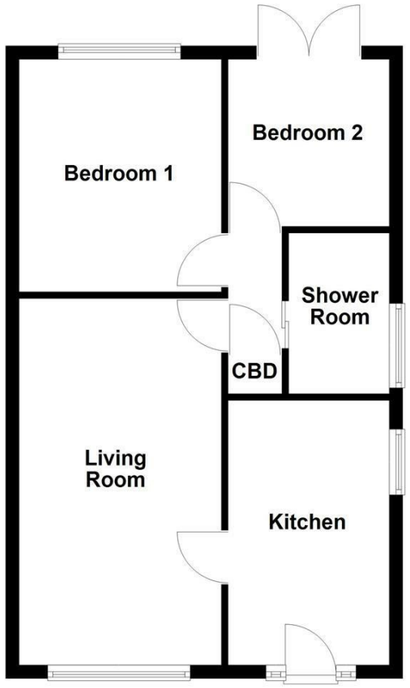
WAKEFIELD 01924 291 294 | OSSETT 01924 266 555 | HORBURY 01924 260 022
NORMANTON 01924 899 870 | PONTEFRACT & CASTLEFORD 01977 798 844

Ground Floor





37 Coxley View, Netherton, Wakefield, WF4 4LY

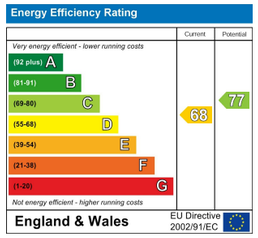
For Sale Freehold £219,500

A fantastic opportunity to purchase a renovated two bedroom semi detached true bungalow, benefitting from a modern kitchen, stunning shower room, driveway parking, enclosed rear garden and potential for a summer house.

Recent upgrades include new doors and windows, a new roof, new bathroom, new carpets throughout, new boiler and pipework, updated electrics (certified for 5 years), and new gas and electric smart meters.

The property briefly comprises a modern fitted kitchen with shaker style units and a spacious living room. The first floor landing leads to two bedrooms and a contemporary shower room. Outside, to the front is a lawned garden and driveway parking, while a set of cast iron gates opens to the enclosed tiered rear garden featuring a lawned area and steps leading up to a paved patio.

Only a full internal inspection will reveal all that's on offer at this quality home and an early viewing comes 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

KITCHEN
7'11" x 13'0" (2.42m x 3.97m)
Composite front entrance door. Range of shaker style wall and base units with laminate work surface over, stainless steel sink and drainer with mixer tap, integrated oven and grill with four ceramic hobs and cooker hood. Integrated fridge/freezer, space and plumbing for a washing machine. UPVC double glazed window to the side aspect and door to the living room.

LIVING ROOM
9'11" x 18'0" (3.03m x 5.51m)
Coving to the ceiling, contemporary radiator, UPVC double glazed window overlooking the front aspect and door to the inner hallway.



INNER HALLWAY
Loft access, doors to the shower, two bedrooms and cupboard.

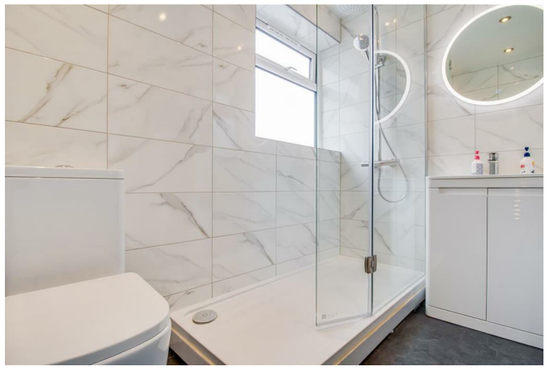
BEDROOM ONE
9'10" x 11'5" (3.02m x 3.48m)
UPVC double glazed window overlooking the rear aspect, contemporary radiator and coving to the ceiling.



BEDROOM TWO
8'2" x 8'0" (2.51m x 2.44m)
Contemporary radiator, set of UPVC double glazed French doors to the rear garden and coving to the ceiling.



SHOWER ROOM/W.C.
7'7" x 4'9" (2.33m x 1.47m)
Three piece suite comprising walk in shower cubicle with mixer tap, low flush w.c. and vanity wash hand basin with mixer tap. Chrome ladder style radiator, inset spotlights and UPVC double glazed frosted window to the side aspect.



OUTSIDE
To the front of the property is an attractive lawned garden and concrete driveway providing off road parking. To the rear is a two-tiered lawned garden with steps leading to a paved patio area, surrounded by timber fencing.



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.