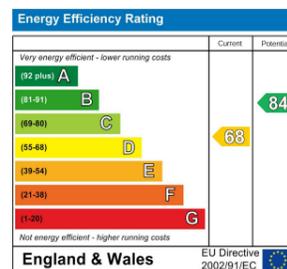
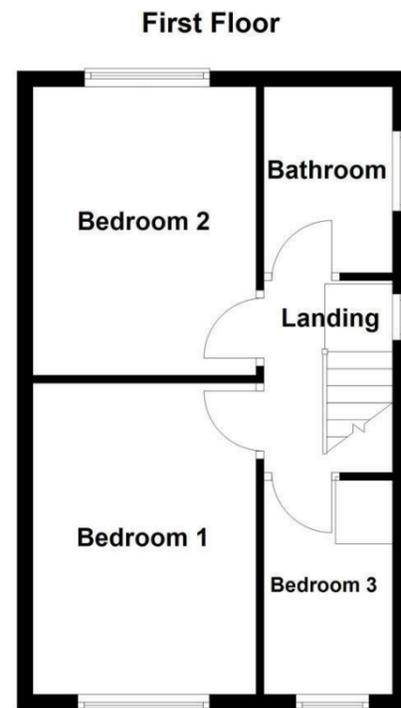
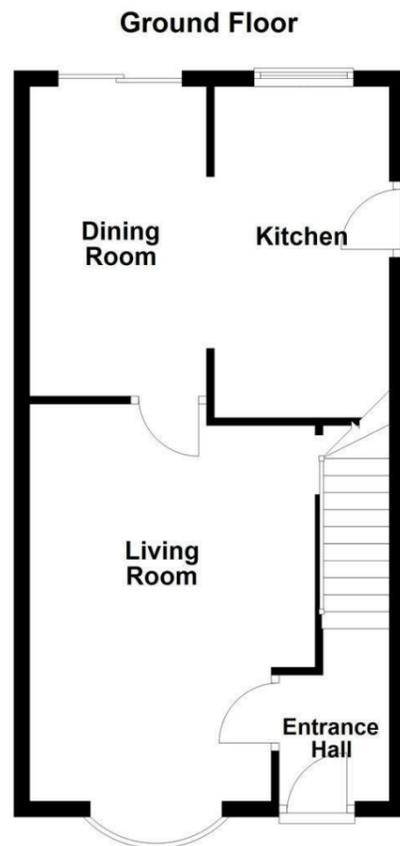




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**IMPORTANT NOTE TO PURCHASERS**  
 We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any 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\*

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 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.

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 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.



## 6 Highfields, Netherton, Wakefield, WF4 4ST

### For Sale Freehold £260,000

Nestled within a pleasant cul de sac position in the sought after village of Netherton is this extended three bedroom semi detached home. Offering well proportioned accommodation throughout, together with front and rear gardens and off road parking, the property presents an excellent opportunity for a range of buyers.

The accommodation briefly comprises an entrance hall with staircase to the first floor and access to the living room. The living room benefits from useful understairs storage and leads through to the dining room. The dining room provides access to the rear garden and the kitchen, with the kitchen also offering a side access door. To the first floor, the landing provides loft access and leads to three bedrooms and the house bathroom. Externally, the front garden is mainly laid to lawn with mature shrubs and trees, together with timber fencing to one side and a block paved driveway providing off road parking for two vehicles. The driveway leads to a single detached garage with up and over door. The rear garden is also predominantly lawned and incorporates mature trees and shrubs, along with a paved patio area ideal for outdoor dining and entertaining. There is also space for two garden sheds. The garden is fully enclosed by walling and timber fencing, making it suitable for both pets and children.

Netherton is a popular village location suitable for first time buyers, small families and professional couples. Local shops and schools are within walking distance, with a wider range of amenities available in nearby Ossett, Horbury and Wakefield. Regular bus routes serve the area and train stations in Wakefield and Dewsbury provide links to Leeds, Manchester and London. The M1 motorway is also easily accessible for those commuting further afield.

Only a full internal inspection will reveal all that this attractive home has to offer. Early viewing is highly recommended.



## ACCOMMODATION

### ENTRANCE HALL

UPVC double glazed entrance door leads into the entrance hall with central heating radiator and staircase leading to the first floor. A door leads through to the living room.

### LIVING ROOM

16'6" x 11'10" [5.05m x 3.61m]  
UPVC double glazed bow window to the front elevation, central heating radiator, coving to the ceiling and fitted media style unit with access to under stairs storage. Door through to the dining room.



### DINING ROOM

12'11" x 7'4" [3.95m x 2.25m]  
Two ceiling roses, central heating radiator, sliding UPVC double glazed doors to the rear garden and opening through to the kitchen.



### KITCHEN

13'7" x 7'4" [4.16m x 2.25m]  
UPVC double glazed window to the rear and UPVC side door, inset ceiling spotlights and fitted with a range of wall and base units with laminate work surfaces. Stainless steel 1½ sink and drainer with mixer tap, tiled splashbacks, four ring gas hob with stainless steel extractor hood above and integrated oven. Space for a fridge freezer, plumbing for a washing machine and integrated slimline dishwasher.

### FIRST FLOOR LANDING

Loft access, UPVC double glazed window to the side and doors leading to three bedrooms and the house bathroom.

### BEDROOM ONE

9'1" x 12'11" [2.78m x 3.95m]  
UPVC double glazed window to the front elevation and central heating radiator.



### BEDROOM TWO

9'1" x 11'11" [2.78m x 3.65m]  
UPVC double glazed window to the rear elevation and central heating radiator.



### BEDROOM THREE

5'8" x 9'4" [1.75m x 2.85m]  
UPVC double glazed window to the rear elevation, central heating radiator and bulkhead over the stairs.

### HOUSE BATHROOM/W.C.

7'7" x 5'7" [2.32m x 1.71m]  
Frosted UPVC double glazed window to the side, chrome heated towel radiator, extractor fan, low flush WC and wash basin with mixer tap. P shaped bath with mixer tap and electric shower with glass screen. Fully tiled walls.



### OUTSIDE

Externally to the front the property has a lawned garden with planted borders incorporating mature trees and shrubs. There is a block paved driveway providing off road parking for two vehicles and leads to a single detached garage with up and over door. The rear garden is mainly laid to lawn with mature trees and shrubs, together with a paved patio area ideal for outdoor dining and entertaining. There is space for a garden shed and the garden is fully enclosed by walls and timber fencing.



### COUNCIL TAX BAND

The council tax band for this property is C.

### 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.