

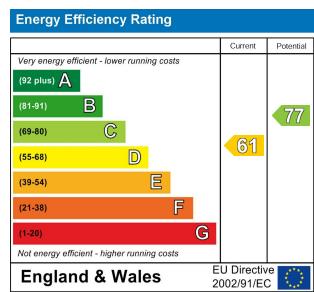
IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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



137 Blacker Lane, Netherton, Wakefield, WF4 4EZ

For Sale Freehold £350,000

Situated in the popular village of Netherton sat on a substantial plot is this four bedroome detached home benefitting from ample off road provided by a driveway sweeping up to a double detached garage and front and rear gardens with superb panoramic views.

The property fully comprises of a porch leading to an entrance hall, two bedrooms, office, five piece suite house bathroom/w.c., spacious living room, kitchen/diner, utility room and integral double garage to complete the ground floor. To the first floor landing there is a further bedroom (bedroom three) and large store room, which could be used for a variety of purposes. Outside to the front of the property there is a rockery front garden with plants within and tarmacadam driveway to the side leading to the attached double garage and superb valley views beyond. To the rear there is a tiered gardens with paved patio area, perfect for al fresco dining and open aspect.

The property is within walking distance to the local amenities and schools located nearby with main bus routes running to and from Wakefield city centre and the M1 motorway only a short distance away, perfect for those looking to travel further afield.

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



ACCOMMODATION

PORCH

UPVC double glazed frosted sunlight above the doors, fully tiled floor and double timber doors leading into the entrance hall.

ENTRANCE HALL

Central heating radiator, doors leading to two bedrooms, bathroom/w.c., kitchen/diner, living room as well as an opening through to the office. Staircase leading to the first floor landing.

BEDROOM ONE

11'0" x 10'11" (3.37m x 3.34m)

Range of fitted wardrobes with storage cupboards above, central heating radiator and UPVC double glazed window overlooking the stunning views to the front of the property.



BEDROOM TWO

11'6" x 10'10" (3.53m x 3.32m)

Range of fitted wardrobes with storage cupboards above, central heating radiator and UPVC double glazed window overlooking the stunning views to the front of the property.

OFFICE

10'5" x 8'3" (3.20m x 2.52m)

Could also be used a dining room or a bedroom. UPVC double glazed window overlooking the side elevation and central heating radiator.



BATHROOM/W.C.

8'0" x 9'0" (2.46m x 2.76m)

Five piece suite comprising panelled bath with fully tiled surround, low flush w.c., bidet, wash basin built into a tiled work surface with vanity cupboards below and enclosed shower cubicle with electric shower and fully laminated walls within. UPVC double glazed frosted window overlooking the side elevation and central heating radiator.



LIVING ROOM

13'6" x 18'8" (4.12m x 5.70m)

Picture rail, UPVC double glazed window overlooking the side aspect, two central heating radiators and a set of UPVC double glazed sliding patio doors leading into the rear garden and electric fire with wooden decorative hearth and surround.



KITCHEN/DINER

12'8" x 11'6" (3.87m x 3.52m)

Range of wall and base units with laminate work surface over and tiled splash back above, 1.5 stainless steel sink and drainer with mixer tap, UPVC double glazed window overlooking the rear aspect, space for a freestanding oven and grill, space for a slimline dishwasher under the counter, plumbing and drainage for a washing machine, breakfast bar and space for a small under counter fridge/freezer. Half tiled walls, central heating radiator and timber door providing access into the utility room. Combi condensing boiler is housed within this room.

UTILITY

16'2" x 3'11" (4.94m x 1.21m)

UPVC double glazed doors to the front and rear aspect and two UPVC double glazed windows to the side. Space for a dryer under the laminate work surface and solid timber door providing access into the integral double garage.

DOUBLE GARAGE

17'10" x 16'7" (5.44m x 5.07m)

Twin manual up and over doors with power and light within, as well as two UPVC double glazed windows to the rear.

FIRST FLOOR LANDING

Central heating radiator and wall light. Doors to bedroom three and large store room, which could be converted to another bedroom, subject to building and planning consent.

BEDROOM THREE

13'6" x 8'7" (4.12m x 2.64m)

UPVC double glazed window overlooking the rear elevation, central heating radiator and fitted double doored storage cupboard.

STORE ROOM

10'11" x 20'2" (3.34m x 6.17m)

Fully boarded to the floor, walls and ceiling. Could potentially be converted into another bedroom with an en-suite.

OUTSIDE

To the front of the property there is a tarmacadam driveway providing ample off road parking leading to the attached double garage, low maintenance rockery front garden with plants and bushes within. Paved seating area runs down the front enjoying the superb valley views beyond and a further pathway leading through a timber gate to the rear garden. To the rear there's an elevated paved patio area, perfect for entertaining and dining purposes overlooking an attractive tiered lawned garden with privet hedges and open aspect behind.



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.