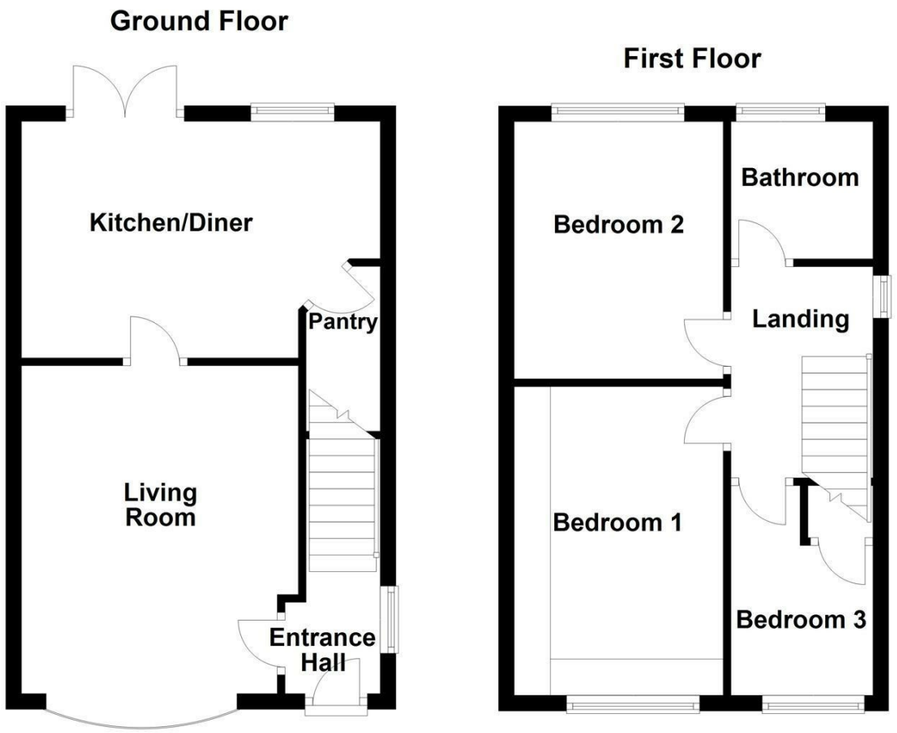

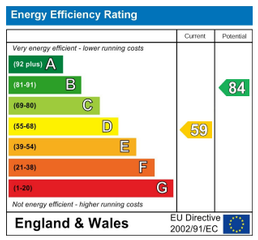

IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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

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OSSETT 01924 266 555
HORBURY 01924 260 022
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PONTEFRACT & CASTLEFORD 01977 798 844

14 Upper Lane, Netherton, Wakefield, WF4 4NG

For Sale Freehold £245,000

A fantastic opportunity to acquire this three bedroom semi detached home renovated to an exceptionally high standard throughout.

The accommodation is approached via an entrance hall leading into a spacious living room and a contemporary kitchen diner fitted with a breakfast bar, integrated appliances and a useful built in pantry cupboard, completing the ground floor. To the first floor, the landing provides access to three well proportioned bedrooms, with bedroom one benefitting from fitted wardrobes and a fitted dressing table. The accommodation is served by a modern three piece house bathroom. Externally, the front garden is designed for low maintenance and is mainly pebbled with box section planting beds and steps leading to the entrance door. A block paved driveway provides ample off road parking and runs down the side of the property to a single detached garage with up and over door and side entrance. The enclosed rear garden features a timber decked patio area ideal for outdoor dining, overlooking an attractive lawned garden with an additional paved seating area to the corner. The garden is fully enclosed by timber fencing.

The property is situated in the sought after village of Netherton, close to local amenities and well regarded schools. Regular bus routes provide links to Wakefield city centre, Huddersfield and Dewsbury, while the M1 motorway is only a short distance away for those commuting further afield.

Only a full internal inspection will reveal the quality and space this home has to offer. Early viewing is highly recommended.

ACCOMMODATION

ENTRANCE HALL
A composite front entrance door leads into the entrance hall with central heating radiator and UPVC double glazed frosted window to the side elevation. A solid wooden door provides access into the living room.

LIVING ROOM
10'10" (min) x 11'9" (max) x 13'9" (3.32m (min) x 3.60m (max) x 4.21m)
UPVC double glazed bowed window overlooking the front elevation, central heating radiator and coving to the ceiling. Solid wooden door leading through to the kitchen diner.

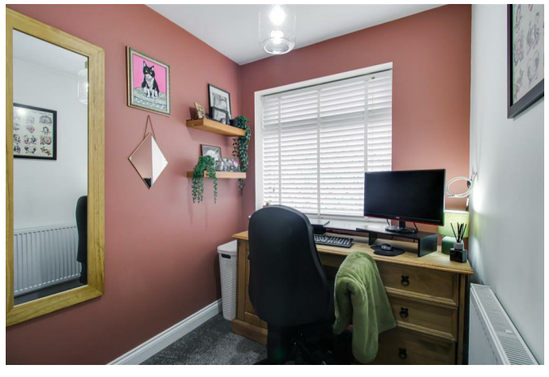
KITCHEN/DINER
9'11" x 15'2" (3.03m x 4.63m)
Fitted with a range of wall and base units with laminate work surfaces and breakfast bar seating for three. Single sink and drainer with black swan neck mixer tap, integrated oven and grill with four ring gas hob and cooker hood above. Plumbing and space for a washing machine and dishwasher beneath the counter, together with integrated 50/50 fridge and freezer. UPVC double glazed window overlooking the rear garden and UPVC double glazed French doors leading outside. Contemporary black radiator, coving to the ceiling and door to a pantry cupboard housing the wall mounted combi boiler with light.

FIRST FLOOR LANDING
UPVC double glazed frosted window to the side elevation, loft access and doors leading to three bedrooms and the house bathroom.

BEDROOM ONE
12'11" x 8'11" (3.96m x 2.73m)
UPVC double glazed window overlooking the front elevation and central heating radiator. Range of fitted furniture including wardrobes to either side of the bed space, fitted bedside cabinets, storage cupboards above and fitted dressing table with drawers.

BEDROOM TWO
8'11" x 10'11" (2.72m x 3.33m)
UPVC double glazed window overlooking the rear elevation and central heating radiator.

BEDROOM THREE
9'1" (max) x 6'2" (min) x 6'0" (2.77m (max) x 1.90m (min) x 1.83m)
UPVC double glazed window overlooking the front elevation, central heating radiator and door providing access to a storage cupboard over the bulkhead of the stairs.



BATHROOM/W.C.
5'11" x 5'11" (1.82m x 1.82m)
Modern three piece suite comprising L shaped panel bath with glass shower screen, chrome mixer tap and separate mixer shower with rain shower head and shower attachment. Pedestal wash basin with chrome mixer tap and low flush WC. Fully tiled walls and floor, UPVC cladding to the ceiling with inset spotlights, extractor fan, chrome heated towel radiator and UPVC double glazed frosted window to the rear.

OUTSIDE
Externally to the front there is a low maintenance pebble garden arranged into planted beds with steps leading up to the entrance door. A block paved driveway provides ample off road parking for several vehicles and runs down the side of the property to a single detached garage with up and over door, power and lighting. The rear garden is enclosed and features a timber decked patio ideal for outdoor dining, an attractive lawn and a paved seating area to the corner. There is a UPVC door to the side of the garage, outside lighting, a water point beneath the kitchen window and timber fencing to all sides creating a fully enclosed garden.

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.