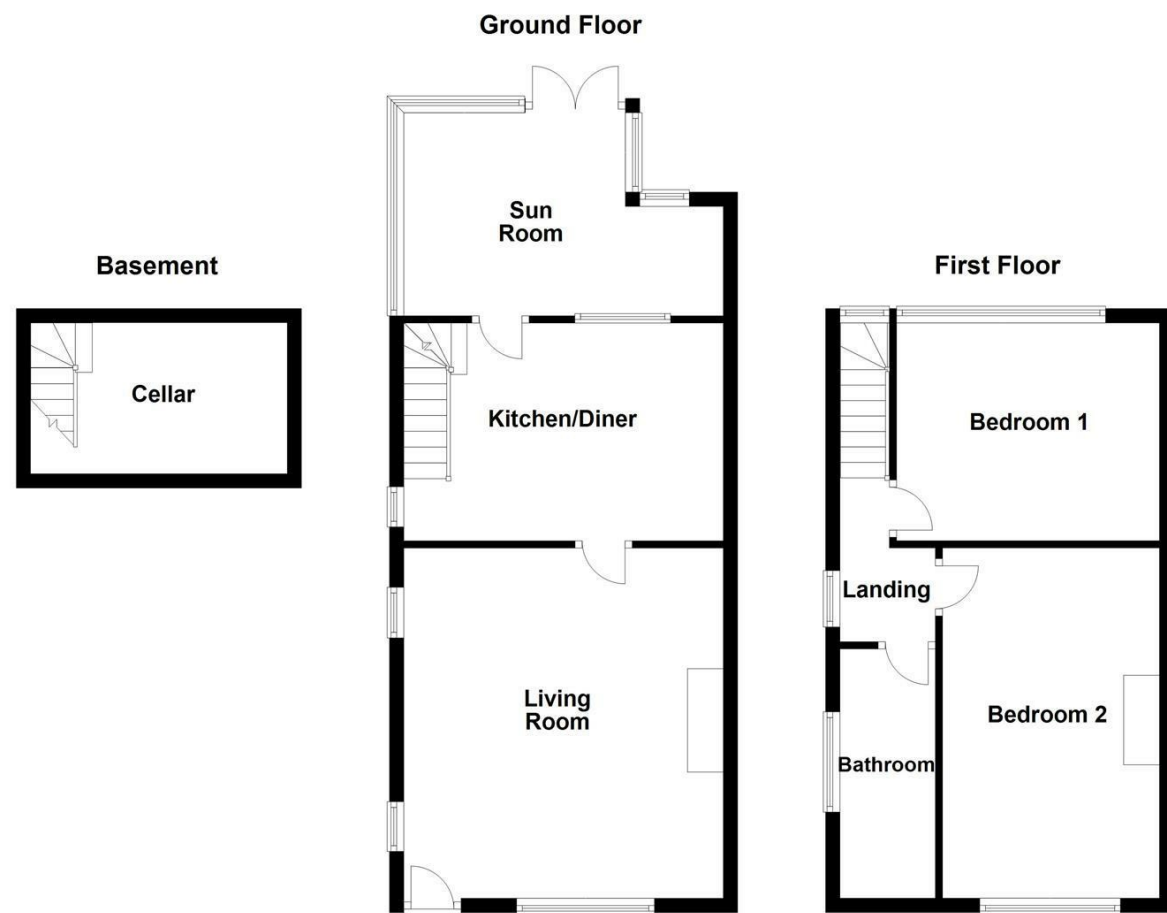




**WAKEFIELD** | **OSSETT** | **HORBURY**  
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## 174 Blacker Lane, Netherton, Wakefield, WF4 4HA

### For Sale Freehold Offers In The Region Of £225,000

Boasting stunning open aspect views to the rear of adjoining fields and countryside is this charming two bedroomed character cottage retaining many original features along with a larger than average garden to the rear.

The property briefly comprises of living room with multi fuel burner, kitchen/diner, and L-shaped sunroom to the rear. The first-floor landing leads to two double bedrooms and three-piece suite house bathroom. Outside to the front there is on street parking available with low maintenance slate buffer garden and shared vehicle access to the side leading to the rear. Within the rear garden there are two pebbled patio areas, perfect for entertaining and dining purposes overlooking the superb valley views, A well-stocked cottage garden with three tiered lawned garden sections, timber shed and pergola with double swing seat. The rear garden is completely enclosed on all sides by wooden panelled surround fences.

Situated within the much sought after semi-rural village of Netherton, the cottage is well placed for local amenities and schools. The village boasts great walks in the surrounding countryside and easy access to the M1 motorway, perfect for the commuter looking to travel further afield. The property is offered to the market chain free.

Simply a fantastic property ideal for the professional couple, family or those looking to downsize, which deserves an early viewing to fully appreciate the accommodation on offer and to avoid disappointment.

Energy Efficiency Rating		Current	Potential
Vary energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

#### 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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#### 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.

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and Normanton office 01924 899870.

Alternatively email [vince@mortgagesolutionsofwakefield.co.uk](mailto:vince@mortgagesolutionsofwakefield.co.uk) or

[chris@mortgagesolutionsofwakefield.co.uk](mailto:chris@mortgagesolutionsofwakefield.co.uk)

\*your home may be repossessed if you do not keep up repayments on your mortgage



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**ACCOMMODATION**

**LIVING ROOM**

14'8" x 16'1" [4.48m x 4.91m]  
 Multi fuel cast iron burner inset onto a Yorkshire stone hearth with solid stone surround and wooden mantle, UPVC double glazed windows overlooking the front and side aspect. Central heating radiator, exposed beams to the ceiling, fixed shelving to one wall providing a library style wall and timber door providing access into the spacious kitchen/diner at the rear.



**KITCHEN/DINER**

9'10" x 14'11" [3.00m x 4.57m]  
 Good range of wall and base units with laminate work surface and tiled splash back above. Range Gas cooker with five ring hob, integrated fridge with separate integrated freezer below, integrated washing machine and timber door providing access into the sunroom at the rear. Built in wine rack, laminate flooring, central heating radiator, cream exposed beams to the ceiling and UPVC double glazed windows overlooking the rear and side aspect. Trap door leading down to the additional cellar room and staircase leading to the first-floor landing.



**CELLAR**

Power and light within.

**SUN ROOM**

9'4" [max] x 5'0" [min] x 16'0" [2.85m [max] x 1.53m [min] x 4.89m]  
 Power within, UPVC double glazed windows on all three sides with set of UPVC double glazed French doors leading out to the rear garden. UPVC double glazed tinted glass self cleaning pitch roof.



**FIRST FLOOR LANDING**

UPVC double glazed windows overlooking the side and rear elevation. Central heating radiator and doors leading to two bedrooms and house bathroom/w.c.

**BEDROOM ONE**

12'0" x 9'11" [3.68m x 3.04m]  
 UPVC double glazed window enjoying rear panoramic views of the valleys beyond, central heating radiator and exposed beams to the ceiling.



**BEDROOM TWO**

10'2" x 16'0" [3.12m x 4.90m]  
 UPVC double glazed window overlooking the front elevation, central heating radiator and loft access to partially boarded loft.



**BATHROOM/W.C.**

12'0" x 4'5" [3.68m x 1.35m]  
 Three-piece suite comprising freestanding roll top bath with centralised chrome mixer tap, mounted shower attachment and curved shower curtain rail. Pedestal wash basin with two chrome taps, low flush w.c., fully tiled floor, tiled upstanding and ladder style radiator. UPVC double glazed frosted window overlooking the side elevation and exposed beams to the ceiling.



**OUTSIDE**

To the front of the property there is on street parking available with a timber gate providing access to front door and low maintenance slate buffer garden enclosed by timber panelled surround fences on all sides. Grassed shared access at the side leads to a timber garden gate providing access to the back of the property, leading into a pebbled seating area, the sunroom and the large well stocked cottage garden. The current owners have fenced off a gate which historically provided access onto an off-road parking space. Three attractive lawned gardens split into tiered sections with hideaway second pebbled seating area at the rear with timber panelled surround fences and solid brick-built walls making the garden completely private and not overlooked. Timber shed and timber double swing seat pergola.



**COUNCIL TAX BAND**

The council tax band for this property is A.

**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.