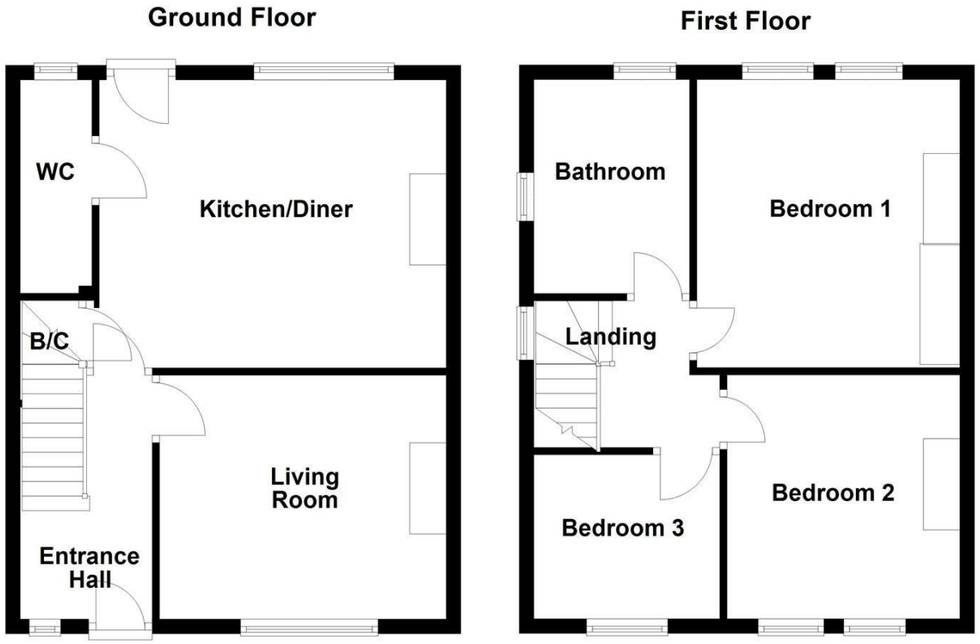
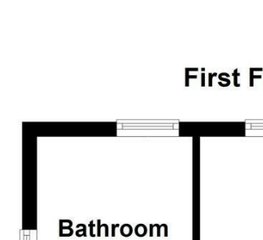


IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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

Richard Kendall Estate Agent

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

49 Upper Lane, Netherton, Wakefield, WF4 4NQ

For Sale Freehold £190,000

Situated in Netherton is this well presented three bedroom semi detached home offering generous living space, a modern bathroom, and a sought after location. The property benefits from front and rear gardens, off road parking, UPVC double glazed windows, and gas central heating.

This charming three bedroom semi detached home features a welcoming entrance hall, a spacious living room, and a stylish kitchen diner with an exposed brick chimney breast and range cooker, offering access to the downstairs W.C., rear porch, and boiler. Upstairs, the first-floor landing leads to two generous double bedrooms, a single bedroom and a modern three piece bathroom suite. Outside, the property boasts an attractive lawned front garden with paved steps to the entrance, a shared concrete driveway with a timber swing gate leading to private off road parking. The enclosed rear garden features a lawn, paved patio, and a timber built shed, perfect for outdoor dining.

Ideally situated close to local amenities and excellent schools, this home offers convenient access to main bus routes connecting to Wakefield city centre. The M1 motorway is just a short drive away, making it perfect for commuters and those looking to travel further afield. To appreciate everything this home has to offer, a viewing is highly recommended.

ACCOMMODATION

ENTRANCE HALL
Composite front entrance door leads to the entrance hall. Central heating radiator, UPVC double glazed frosted window to the front, staircase with handrail to the first floor landing. Two doors providing access to the living room and the kitchen diner.

LIVING ROOM
12'11" x 10'11" (3.94m x 3.33m)
UPVC double glazed window to the front, central heating radiator, gas fire with marble half and decorative interior and wooden decorative surround.

KITCHEN DINER
12'11" x 15'11" (3.96m x 4.87m)
Range of wall and base units with laminate work surface over and tiled splashback above, stainless steel sink and drainer with a mixer tap and swan neck, plumbing and drainage for a dishwasher, range cooker with five ceramic hobs and a ceramic griddle pit inset into the exposed brick chimney breast with wooden mantle above. Laminate tiled floor, central heating radiator, dado rail, UPVC double glazed window to the rear, space for a large freestanding fridge freezer. Door providing access into the downstairs W.C., further door providing access to the boiler cupboard and a composite door leading to the rear porch.

DOWNSTAIRS W.C.
2'11" x 9'6" (0.90m x 2.91m)
Wall hung wash basin with mixer tap and low flush W.C., UPVC double glazed frosted window to the rear, plumbing and draining for a washing machine within this room. Fixed shelving to the walls. Further door providing access to the boiler cupboard with fixed shelving.

FIRST FLOOR LANDING
UPVC double glazed window to the side, three doors to the bedrooms and one door to the house bathroom.

BEDROOM ONE
12'11" x 12'0" (3.96m x 3.66m)
Two UPVC double glazed windows to the rear, central heating radiator, built in double doored storage cupboard.

BEDROOM TWO
10'5" x 10'9" (3.20m x 3.29m)
Two UPVC double glazed window to the front, central heating radiator.

BEDROOM THREE
7'4" x 8'5" (2.24m x 2.59m)
UPVC double glazed window to the front, laminate flooring, central heating radiator.

BATHROOM
9'2" x 6'9" (2.80m x 2.06m)
Comprises of a three piece suite with a panel bath with glass shower screen with mixer tap and shower attachment, separate mixer shower with rain shower head and shower attachment over. Fully tiled walls behind the bath, half tiled walls within the bathroom, low flush W.C., pedestal wash basin with two taps. Ladder style radiator, loft access, coving to the ceiling, two UPVC double glazed windows to the rear and the side.

OUTSIDE
To the front of the property there is an attractive lawned front garden with steps leading directly up to the front door with a shared concrete driveway to the side of the property leading to a timber swing gate onto a paved driveway at the rear providing off road parking. To the rear there is an attractive lawned rear garden and timber shed at the top of the driveway. There is steps leading up through a timber gate accessing a paved patio area next to the attractive lawned garden within. There is a water point connection under the kitchen window.

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.

EPC RATING
To view the full Energy Performance Certificate please call into one of our local offices.

VIEWINGS
To view please contact our Ossett office and they will be pleased to arrange a suitable appointment.