Richard Kendall Estate Agent

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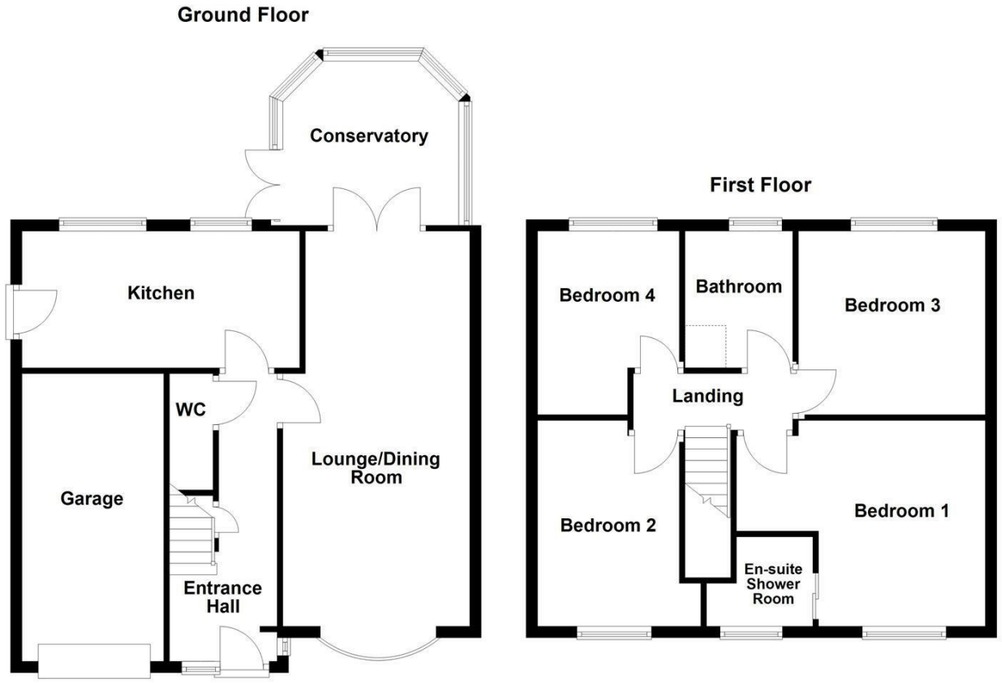


8 Glenfields, Netherton, Wakefield, WF4 4SH

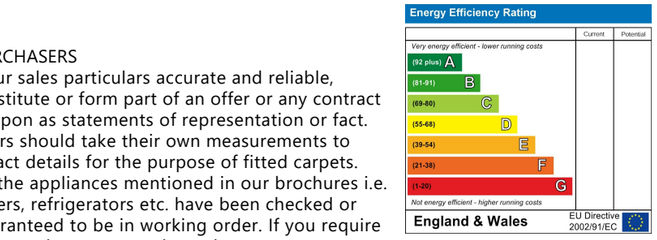
For Sale Freehold £350,000

Nestled within the sought after village of Netherton is this well presented four bedroom detached family home. Offering well proportioned accommodation throughout, including four good sized bedrooms, generous reception space, solid wood internal doors throughout and gardens to both the front and rear, the property further benefits from off road parking and a single integral garage. This is a home not to be missed.

The accommodation briefly comprises an entrance hall with staircase to the first floor, useful understairs storage, and doors leading to a downstairs WC, the fitted kitchen with side access, and a spacious lounge dining room. The lounge diner flows through to a conservatory, which enjoys views over and access to the rear garden. To the first floor, the landing provides loft access and doors leading to four bedrooms and the house bathroom. The principal bedroom benefits from en suite shower room facilities, while the family bathroom includes a useful storage cupboard. Externally, to the front of the property is a lawned garden with mature shrubs and a feature tree, along with a tarmac driveway providing off-road parking for two vehicles and access to the integral garage with electric roller door. The rear garden is predominantly laid to lawn and incorporates planted borders with mature shrubs, pebbled areas, and a combination of decked and paved patio areas, ideal for outdoor dining and entertaining. The garden also offers space for seating and includes a timber-built summer house/shed. Fully enclosed by fencing, the garden is ideal for children and pets.

Netherton is an excellent location for a range of buyers, particularly growing families. The village benefits from local shops, schools, and public houses, with a wider range of amenities available in nearby Dewsbury and Wakefield. Transport links are excellent, with local bus services, train stations in both Wakefield and Dewsbury offering connections to major cities, and the M1 motorway only a short distance away for commuters.

A full internal inspection is essential to fully appreciate the space, presentation, and setting of this superb family home. Early viewing is highly recommended to avoid disappointment.



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.

ACCOMMODATION

ENTRANCE HALL
18'0" (max) x 6'2" (min) x 3'6" (5.50m (max) x 1.88m (min) x 1.08m)
Composite front entrance door with two UPVC double glazed frosted windows to the front and side elevations, central heating radiator, stairs leading to the first floor landing with useful understairs storage, spotlighting, and doors providing access to the lounge dining room, kitchen and downstairs w.c.

W.C.
6'8" x 2'5" (2.05m x 0.74m)
Extractor fan, low flush w.c., and pedestal wash basin with mixer tap.

KITCHEN
16'0" x 7'7" (4.88m x 2.33m)
Fitted with a range of modern high-gloss wall and base units with laminate work surfaces, stainless steel 1.5 sink and drainer with mixer tap, brick style tiled splashbacks, five ring gas hob with stainless steel extractor hood above, integrated double oven, and space and plumbing for a washing machine, dishwasher, and American style fridge freezer. UPVC double glazed window to the rear elevation, frosted and stained glass UPVC double glazed door to the side, and central heating radiator.

LOUNGE DINER
22'8" (max) x 10'9" (min) x 9'4" (6.93m (max) x 3.30m (min) x 2.87m)
UPVC double glazed bow window to the front elevation, UPVC double glazed French doors leading into the conservatory, two central heating radiators, gas fireplace with marble hearth and surround with wooden mantel, and ceiling coving.

CONSERVATORY
9'8" (max) x 6'9" (min) x 4'0" (2.96m (max) x 2.08m (min) x 1.23m)
Surrounded by UPVC double glazed windows with UPVC double glazed French doors opening onto the rear garden.

FIRST FLOOR LANDING
Loft access, spotlighting, and doors providing access to four bedrooms and the house bathroom.

BEDROOM ONE
14'3" (max) x 11'11" (min) x 5'7" (4.36m (max) x 3.65m (min) x 1.72m)
UPVC double glazed window to the front elevation, central heating radiator, a range of fitted wardrobes and storage units and a sliding door leading to the en suite shower room.

EN SUITE SHOWER ROOM/W.C.
6'1" (max) x 5'1" (min) x 2'5" (1.87m (max) x 1.56m (min) x 0.75m)
Spotlighting, extractor fan, LED mirror, frosted UPVC double glazed window to the front elevation, chrome ladder style central heating radiator, low flush w.c, wash basin built into a storage unit with mixer tap, and a shower cubicle with electric shower, glass shower screen and wet wall panelling.

BEDROOM TWO
12'0" (max) x 9'2" (min) x 5'2" (3.68m (max) x 2.80m (min) x 1.60m)
UPVC double glazed window to the front elevation, spotlighting and central heating radiator.

BEDROOM THREE
10'7" x 10'6" (3.25m x 3.22m)
UPVC double glazed window to the rear elevation and central heating radiator.

BEDROOM FOUR
8'2" (max) x 10'6" (min) x 7'8" (2.50m (max) x 3.22m (min) x 2.35m)
Spotlighting, central heating radiator, and UPVC double glazed window to the rear elevation.

BATHROOM/W.C.
6'6" (max) x 7'7" (min) x 5'4" (2.00m (max) x 2.32m (min) x 1.65m)
Frosted UPVC double glazed window to the rear elevation, central heating radiator, low flush w.c., pedestal wash basin with mixer tap, panelled bath with mixer tap and mains fed shower head attachment, half tiling, and a fitted storage cupboard housing the water tank.

OUTSIDE
To the front of the property, the garden is laid to lawn with mature shrub borders and a mature tree. A tarmac driveway provides off road parking for two vehicles and leads to the front door and the single integral garage with electric roller door. The rear garden is mainly laid to lawn and features planted beds with mature shrubs, a pebbled area, decking, and a paved patio area, ideal for outdoor dining and entertaining and an outdoor children's swing set. The garden is fully enclosed by timber fencing, making it suitable for pets and children.

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.