Richard Kendall Estate Agent

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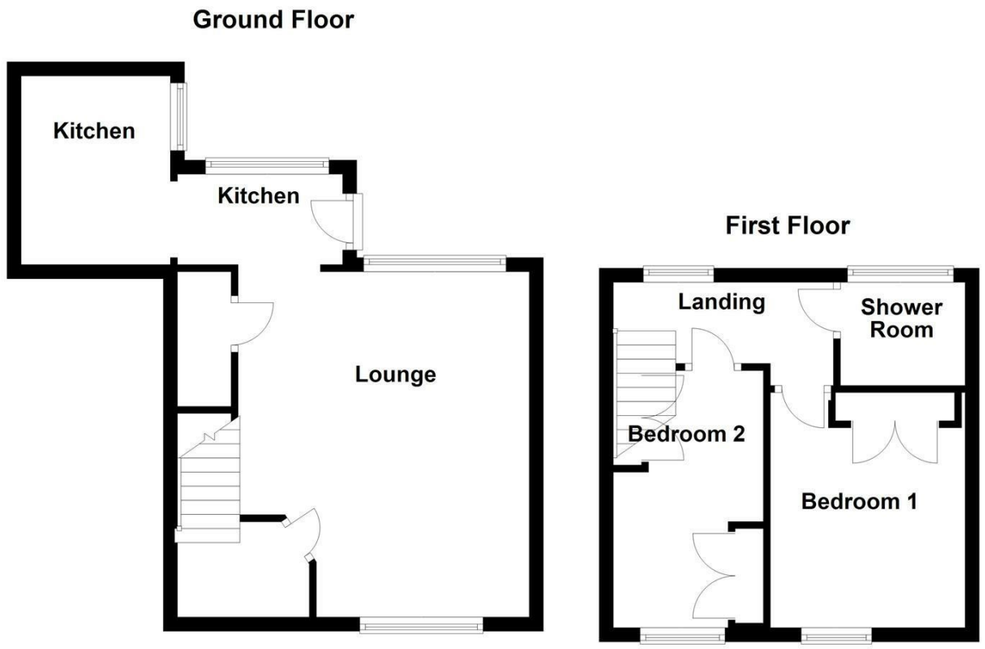


32 Upper Lane, Netherton, Wakefield, WF4 4NQ

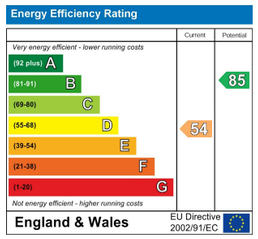
For Sale Freehold £165,000

Situated in Netherton is this well presented two bedroom end terrace property benefitting from driveway parking and enclosed rear garden.

The property briefly comprises of the entrance hall, lounge and kitchen with breakfast bar area. The first floor landing leads to two bedrooms and shower room/w.c. Externally there is driveway parking for one vehicle and enclosed rear garden with flagged patio seating area.

The property is well placed to local amenities including shops and schools with the motorway network being only a short drive away. Coxley Woods is also nearby, perfect for those who enjoy walking.

The property would make a fantastic first time home and a viewing is highly recommended.



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.

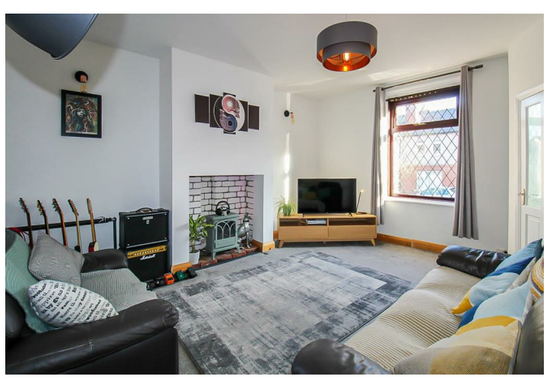
PROPERTY ALERTS
Make sure you keep up to date with all new properties in your price range in the particular area you have in mind by registering your details with us.

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
UPVC front entrance door, central heating radiator, stairs to the first floor landing and door to the lounge.

LOUNGE
16'0" x 13'6" (4.89m x 4.13m)
UPVC double glazed windows to the front and rear elevation, central heating radiator and feature open fireplace with electric burner. An opening through to the kitchen and door down to the storage cellar.

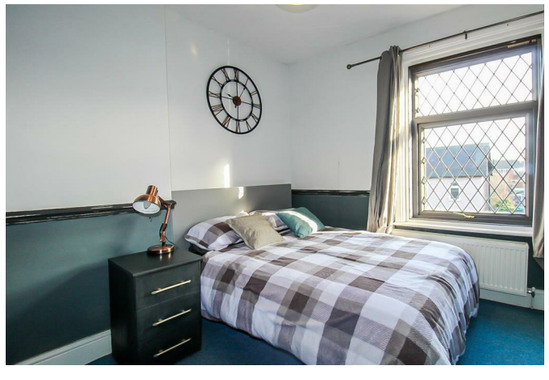


BREAKFAST AREA
7'8" x 4'2" (2.35m x 1.28m)
UPVC double glazed window to the rear elevation, central heating radiator and door to the rear garden. Breakfast bar with steps leading up to the kitchen.

KITCHEN
8'9" x 5'9" (2.67m x 1.77m)
Range of wall and base units with laminate work surface over, sink and drainer unit, integrated oven with electric hob and cooker hood. Space for a fridge/freezer, space for a washing machine and timber framed single glazed window to the side,

FIRST FLOOR LANDING
UPVC double glazed window to the rear and doors to two bedrooms and shower room.

BEDROOM ONE
11'0" x 9'0" (3.36m x 2.75m)
UPVC double glazed window to the front elevation, central heating radiator and fitted wardrobes.



BEDROOM TWO
8'7" x 7'10" (2.63m x 2.4m)
UPVC double glazed window to the front elevation, central heating radiator and fitted wardrobes.

SHOWER ROOM/W.C.
5'11" x 4'9" (1.81m x 1.47m)
Three piece suite comprising corner shower cubicle with wall mounted shower, vanity wash hand basin and low flush w.c. UPVC double glazed frosted window to the rear elevation, central heating radiator and fully tiled walls.

OUTSIDE
To the front is a low maintenance yard and to the side is a shared access driveway parking with space for one vehicle. To the rear of the property is an attractive tiered garden with patio seating area and steps leading to a lawn surrounded by bush and shrubbery border.

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.