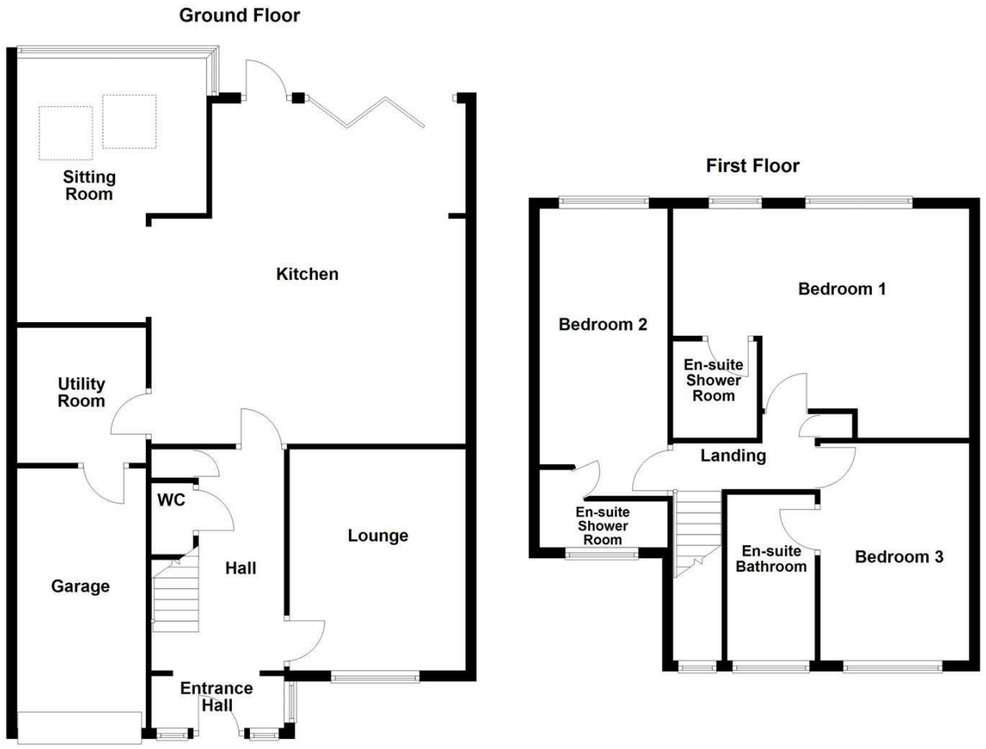
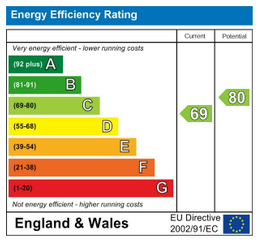


IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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

162 Coxley View, Netherton, Wakefield, WF4 4NE

For Sale Freehold £595,000

Enjoying fantastic far reaching views across the surrounding countryside, this beautifully presented and extended three bedroom detached home sits on approximately 1.5 acres of land with its own private gated lane and is situated in the highly sought after area of Netherton.

The accommodation briefly comprises an entrance hall, a downstairs WC, a spacious lounge, and an impressive extended kitchen to the rear, designed to take full advantage of the stunning outlook. Additional living space is provided by a sitting room, along with the practicality of a utility room and an integral garage. To the first floor, the landing leads to three double bedrooms, all featuring private en suite facilities. Externally, the property benefits from driveway parking to the front. To the rear, a decked seating area overlooks the garden, which in turn leads down to a substantial adjoining field. The property sits within approximately 1.5 acres of land, offering a rare opportunity for those seeking outdoor space and picturesque views. That the land comes with its own private gated lane access which is found at the end of Coxley View near the public footpath entrance.

Ideally positioned for local amenities, shops, and well-regarded schools, the property also provides convenient access to surrounding towns for commuters. This property would make an exceptional family home, and an internal viewing is highly recommended.

ACCOMMODATION

ENTRANCE HALL
Entry via a front composite door with UPVC double glazed panels to the side, leading into the main hallway with UPVC double glazed side window, spotlights to the ceiling, staircase to the first floor, and access to the lounge, downstairs WC, storage cupboard, and kitchen living space.

DOWNSTAIRS W.C.
4'5" x 2'9" (1.35m x 0.84m)
Fitted with a modern two piece suite comprising vanity unit with mixer tap, low flush WC, and splashback.

LOUNGE
13'6" x 10'9" (4.12m x 3.30m)
UPVC double glazed windows to the front, feature exposed brick fireplace with log burner.

KITCHEN LIVING SPACE
20'8" x 18'2" (6.31m x 5.55m)
Spacious open plan area with tiled flooring, spotlights to the ceiling, central heating radiator, rear bi-folding doors, and rear access door opening onto the decked garden, all enjoying far reaching countryside views. The modern fitted kitchen benefits from integrated fridge freezer, integrated double oven with microwave and warming drawer, floor-to-ceiling units, built-in larder storage, and a central island incorporating additional storage and seating, along with an integrated induction hob and extractor.

UTILITY ROOM
8'3" x 7'10" (2.54m x 2.41m)
Fitted with wall units for storage, laminate worktops, black 1 1/2 bowl sink and drainer with mixer tap, plumbing for a washing machine, central heating radiator, and door providing access to the integral garage.

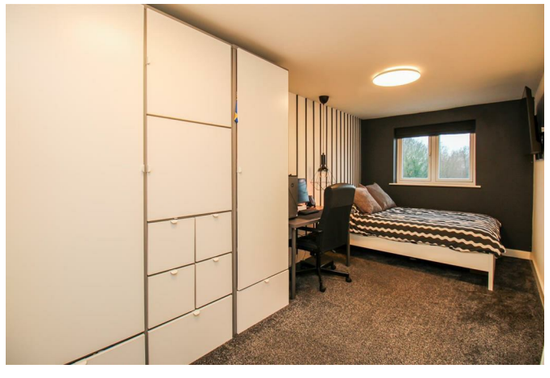
SITTING ROOM
16'3" x 9'11" (4.97m x 2.77m)
UPVC double glazed windows and doors with built-in blinds to the rear, central heating radiator and outstanding far reaching views over the surrounding countryside.

FIRST FLOOR LANDING
Spotlights to the ceiling, built in storage cupboard housing the cylinder, loft access, and providing access to three bedrooms, each benefiting from en suite facilities.

BEDROOM ONE
14'2" x 9'11" (4.34m x 3.03m)
UPVC double glazed windows to the rear elevation, central heating radiator, spotlights to the ceiling, and fantastic far-reaching views over the surrounding countryside. Door leading to the en suite shower room.

EN SUITE SHOWER ROOM
6'3" x 5'5" (1.92m x 1.67m)
Modern three piece suite comprising corner shower cubicle with glass sliding door, wall-mounted shower with handheld attachment, vanity wash hand basin, low flush WC, ladder style radiator, spotlights to the ceiling, and tiled finish within the shower area.

BEDROOM TWO
17'8" x 7'10" (5.40m x 2.40m)
UPVC double glazed window to the rear, central heating radiator, spotlights to the ceiling, and pleasant views across the surrounding countryside. Door leading to the en suite shower room.



EN SUITE SHOWER ROOM
7'9" x 5'3" (2.38m x 1.61m)
UPVC double glazed window to the front, ladder style radiator, partially tiled walls, and spotlights to the ceiling. Modern three piece suite including corner shower cubicle with sliding door, wall mounted shower with handheld attachment, vanity wash hand basin with mixer tap and splashback, low flush WC.

BEDROOM THREE
13'4" x 9'2" (4.08m x 2.81m)
UPVC double glazed window to the front, central heating radiator, and door leading to the en suite bathroom.

EN SUITE BATHROOM
6'11" x 5'5" (2.11m x 1.66m)
Frosted UPVC double glazed window to the front, ladder style radiator, spotlights to the ceiling, partially tiled walls, and tiled flooring. Modern four piece suite comprising corner glass shower cubicle with sliding door, wall mounted shower with handheld attachment, panelled bath with separate handheld shower attachment, vanity wash hand basin with mixer tap and splashback, low flush WC.

OUTSIDE
To the front of the property there is a pebble and tarmac driveway providing ample off street parking for several vehicles. To the rear of the property there is an elevated decked seating area enjoying superb far reaching views over the surrounding countryside, leading down to further land and adjoining farmland. The overall plot is approximately 1.5 acres.

PLANNING PERMISSION
The field has had previous planning passed for two stables and an equipment room which has since lapsed. Ref: 21/02237/FUL

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.

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.