



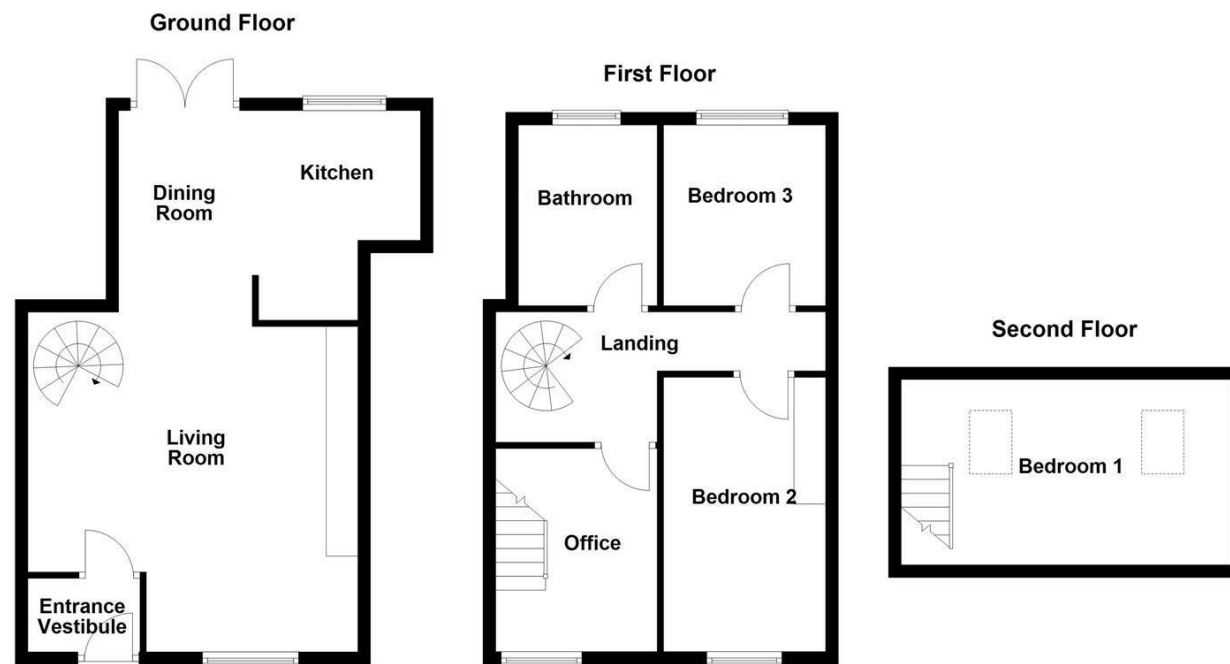
WAKEFIELD
01924 291 294

OSSETT
01924 266 555

HORBURY
01924 260 022

NORMANTON
01924 899 870

PONTEFRACT & CASTLEFORD
01977 798 844



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	

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.



187 Blacker Lane, Netherton, Wakefield, WF4 4HA

For Sale Freehold £265,000

Situated in the sought after village of Netherton is this deceptively spacious three bedroom mid terrace home. Offering well proportioned accommodation throughout, including three good sized bedrooms, one arranged in a distinctive mezzanine style, alongside a semi open plan living layout and an attractive rear garden with off road parking, this property is certainly not one to be missed.

The accommodation briefly comprises an entrance vestibule leading into the living room, which in turn provides access to the first floor landing via a feature spiral staircase, along with an opening through to the dining room. The dining room leads into the fitted kitchen, which provides access to the rear garden. To the first floor, the landing gives access to two bedrooms, the house bathroom and a useful office space, which leads up to the mezzanine style principal bedroom, also benefiting from additional storage. Externally, there is on street parking available to the front. To the rear, the garden incorporates a paved patio area ideal for outdoor dining and entertaining, planted beds, and timber-built storage including a shed and bin store. Steps lead up to a further access point connecting to a private, electric gated parking space providing off road parking for one vehicle, complete with an EV charging point.

Netherton remains a popular location for a wide range of buyers, including first-time purchasers, professional couples and families, offering convenient access to local shops, schools and amenities. A wider range of facilities can be found in nearby Ossett, Dewsbury and Wakefield. Local bus routes run through the village, whilst train services are available from nearby Dewsbury and Wakefield, providing links to Leeds, Manchester and London. The M1 motorway is also only a short drive away, ideal for commuters.

An early internal inspection is highly recommended to fully appreciate the accommodation and features this excellent home has to offer.



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ACCOMMODATION

ENTRANCE HALL

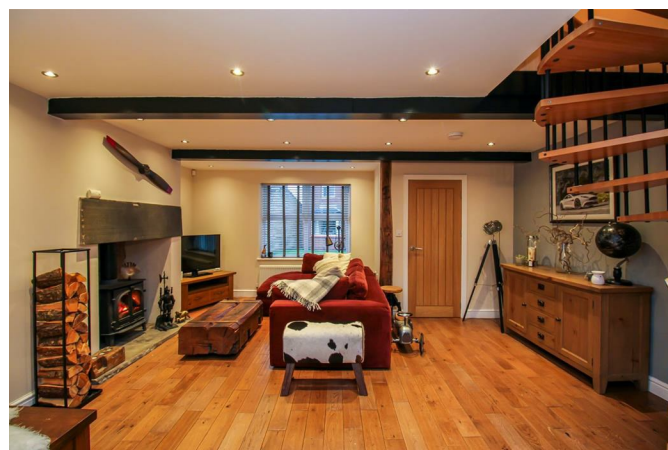
5'9" x 3'9" (1.77m x 1.16m)

A composite front entrance door leads into the entrance hall, featuring spotlighting to the ceiling, central heating radiator and a door leading through to the living room.

LIVING ROOM

16'4" x 17'1" (max) x 9'1" (min) (5.00m x 5.21m (max) x 2.78m (min))

A characterful reception space with spiral staircase providing access to the first floor, exposed beams to the ceiling, inset ceiling spotlights, UPVC double glazed window to the front elevation, and an opening leading through to the dining room. A multi fuel burning stove set within a stone and exposed brick surround with stone mantel, complemented by additional exposed timber features.



DINING ROOM

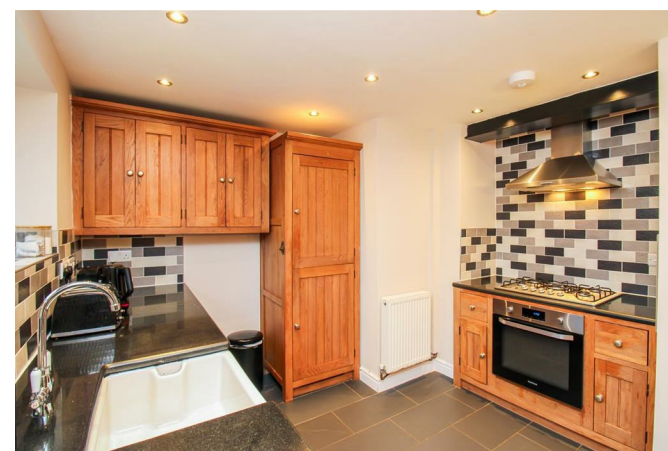
6'11" x 10'2" (2.12m x 3.10m)

Exposed ceiling beams, central heating radiator, UPVC double glazed French doors opening to the rear garden and an open aspect through to the kitchen, creating an ideal entertaining space.

KITCHEN

10'8" x 8'7" (max) x 4'5" (min) (3.26m x 2.62m (max) x 1.35m (min))

Fitted with a range of wooden shaker style wall and base units with granite work surfaces over, incorporating a ceramic Belfast sink with mixer tap and tiled splashbacks. A five ring gas hob with stainless steel extractor hood above and an integrated oven, along with space for an integrated fridge freezer and washing machine. Spotlighting, a central heating radiator and a UPVC double glazed window overlooking the rear garden.



FIRST FLOOR LANDING

Providing access to bedrooms two and three, the house bathroom and office, and featuring exposed beam detailing and useful storage.

BEDROOM TWO

14'9" x 8'10" (max) x 7'5" (min) (4.50m x 2.70m (max) x 2.28m (min))

A double bedroom with UPVC double glazed window to the front elevation and central heating radiator.

BEDROOM THREE

8'4" x 9'4" (2.55m x 2.85m)

Access to storage, central heating radiator and UPVC double glazed window overlooking the rear garden.

BATHROOM/W.C.

6'11" x 9'4" (2.13m x 2.87m)

A stylish bathroom featuring a stand-alone bath with mixer tap and shower attachment, separate shower cubicle with overhead shower and additional attachment, vanity wash basin set within fitted storage, low flush w.c., LED mirror, extractor fan, spotlights to the ceiling and partial wall tiling. A UPVC double glazed window overlooks the rear elevation.



OFFICE

8'1" x 11'1" (2.47m x 3.40m)

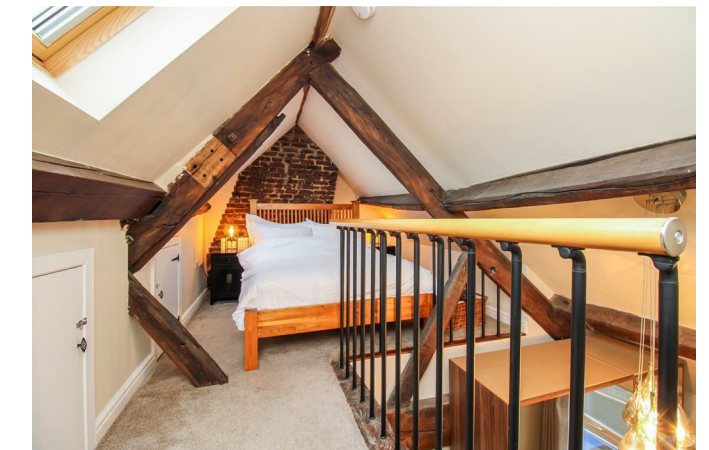
A versatile space with vaulted ceiling and exposed beams, central heating radiator, UPVC double glazed window to the front elevation and steps leading to the mezzanine bedroom above.



MEZZANINE BEDROOM ONE

17'1" x 9'6" (max) / 4'0" (min) (5.22m x 2.91m (max) / 1.22m (min))

A characterful mezzanine style bedroom with vaulted ceiling and exposed beams, central heating radiator, useful storage areas and two Velux roof lights providing a gallery style outlook over the office below.



OUTSIDE

To the rear is an enclosed paved patio area ideal for outdoor dining and entertaining, with planted borders, timber built bin store and additional storage shed. Steps lead upward, where there is right of access to a side gate and further access to the parking area. A block paved driveway accessed via electric gates provides off road parking for one vehicle and includes an EV charging point.



COUNCIL TAX BAND

The council tax band for this property is B.

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.