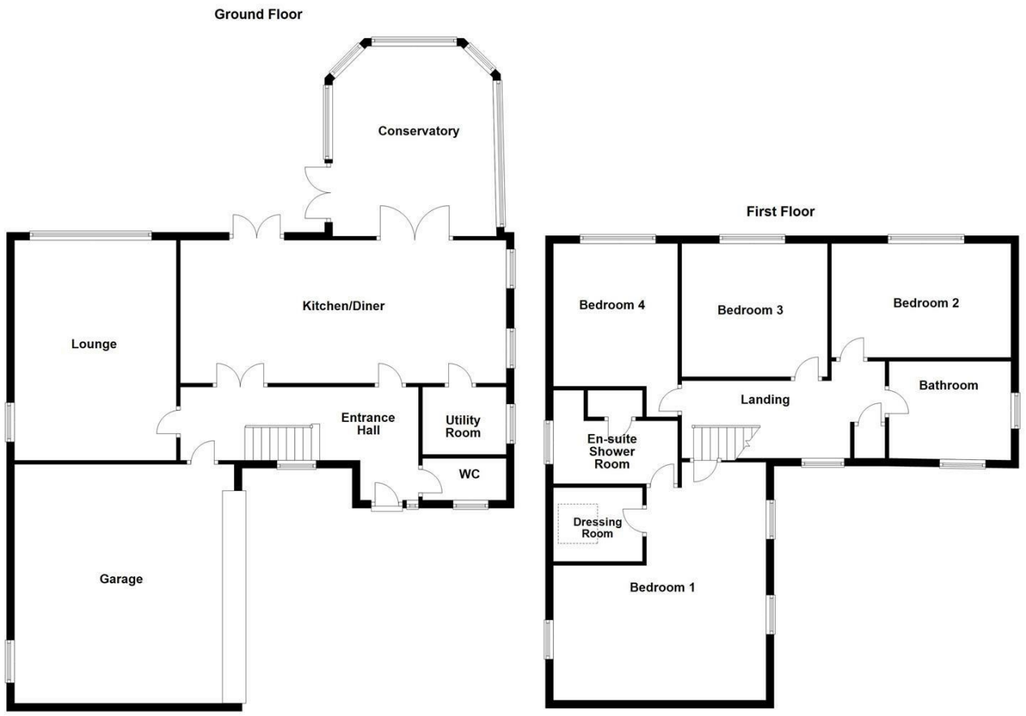
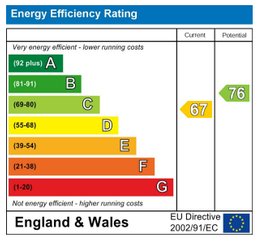


IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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

7 Strands Court, Netherton, Wakefield, WF4 4JB

For Sale Freehold Offers In Excess Of £500,000

Deceptive from the main roadside is this well appointed and spacious four bedroom executive detached family home, situated in this sought after part of Netherton within a select cul-de-sac position.

Benefiting from UPVC double glazing, part underfloor heating and gas central heating. The accommodation fully comprises entrance hall, downstairs w.c., stunning open plan kitchen diner with contemporary Island bar, conservatory, utility room, living room with feature fireplace, integral double garage and to the first floor there are four well proportioned double bedrooms, the main bedroom with en suite shower room/w.c. and walk in dressing room. An additional house bathroom/w.c. Outside to the front there is a Yorkshire stone paved driveway providing parking and leading to double garage with electric operated door, whilst to the rear there is an enclosed and attractive Yorkshire stone terrace patio with plants and shrubs bordering.

Netherton has a range of amenities including shops and schools, there is easy access to the motorway network for the commuter, local bus routes are also nearby.

Offered for sale with no upward chain involved and vacant possession upon completion, this is a fantastic home ideal for the growing family and deserves an early viewing to fully appreciate and avoid disappointment.

ACCOMMODATION

ENTRANCE HALL
Composite entrance door, UPVC double glazed frosted window to the side, wood flooring, detailed coving to the ceiling, radiator, UPVC double glazed window to the front. Doors to downstairs w.c., integrated double garage, and lounge. French door to the kitchen diner.

DOWNSTAIRS W.C.
Low flush w.c., pedestal wash basin, radiator, part tiled walls, tiled floor, UPVC double glazed frosted window to the front, coving to the ceiling.

GARAGE
21'9" x 18'0" (6.65m x 5.49m)
Electrically operated up and over door, UPVC double glazed window to the rear, light, power.

LOUNGE
13'6" x 18'4" (4.14m x 5.59m)
A spacious lounge with feature fire surround with Yorkshire stone hearth, multi fuel burner in open grate, UPVC double glazed window to the rear, UPVC double glazed window to the side, coving to the ceiling, radiator, solid wood flooring.

KITCHEN DINER
26'8" x 12'0" (8.15m x 3.66m)
Underfloor heating throughout. A range of bespoke soft close wall and base units with feature Silestone work surface, Silestone splashback and windowsills, 1 1/2 stainless steel Franke sink and drainer, separate stainless steel sink and mixer tap, two UPVC double glazed windows to the side, coving to the ceiling, recess ceiling spotlights, feature Island worktop with Silestone work surface over and with solid wood base units, integrated sockets/USB points, space for wine cooler, space for American style fridge freezer, integrated double oven and grill, integrated Bosch combi microwave, integrated dishwasher, Siemens induction electric hob and contemporary filter hood above, recessed LED spotlights, two radiators, UPVC double glazed French doors to the rear, hardwood French doors into the conservatory. Door into the utility room. Feature pull out larder unit.

CONSERVATORY
13'8" x 15'8" max (4.17m x 4.79m max)
UPVC double glazed construction on a brick built base, underfloor heating, feature Argon glass ceiling, tiled floor, radiator.

UTILITY ROOM
5'10" x 7'1" (1.78m x 2.16m)
Boiler. Wall and base units, work surface over incorporating sink and drainer with mixer tap, Silestone windowsill, space for further appliances and plumbing for a washing machine. UPVC double glazed window to the side, recess LED spotlights.

FIRST FLOOR LANDING
Radiator, detailed coving to the ceiling, door to the airing cupboard, doors to four bedrooms and bathroom/w.c.

BEDROOM ONE
17'10" x 21'7" max x 14'2" min (5.46m x 6.59m max x 4.34m min)
Two UPVC double glazed windows to the side, UPVC double glazed window to the opposite side, access to walk in dressing room and door to en suite/w.c.

EN SUITE/W.C.
12'10" x 6'11" max x 4'2" min (3.92m x 2.12m max x 1.28m min)
UPVC double glazed frosted window to the side, radiator, laminate flooring, low flush w.c., wash basin over vanity cupboards, shower cubicle with mixer shower, heated chrome towel radiator, coving to the ceiling and recess ceiling spotlights, shaver socket point.

DRESSING ROOM
Double glazed Velux window to the side, fitted wardrobes to either side, loft access, spotlights to the ceiling.

BEDROOM TWO
15'1" x 9'6" (4.60m x 2.90m)
UPVC double glazed windows to the rear and side, radiator, coving to the ceiling, fitted wardrobes to one side of the wall.

HOUSE BATHROOM/W.C.
8'6" x 10'3" (2.60m x 3.13m)
Low flush w.c., wash basin over pedestal, panelled bath, fully tiled shower cubicle with mixer shower, part tiled walls, UPVC double glazed frosted windows to the front and side. Recess ceiling spotlights, coving to the ceiling, heated chrome towel radiator, further radiator and shaver point.

BEDROOM THREE
11'0" x 12'2" (3.37m x 3.72m)
UPVC double glazed window to the rear, radiator, loft access, coving to the ceiling.

BEDROOM FOUR
12'10" x 14'3" max x 11'0" min (3.93m x 4.35m max x 3.36m min)
UPVC double glazed window to the rear, radiator, coving to the ceiling, fitted wardrobes to one wall.

OUTSIDE
A Yorkshire stone paved driveway provides off road parking and leads to the integral double garage. Gated access with pathways to either side leading around to the rear of the property. To the rear there is an enclosed attractive Yorkshire stone terrace patio with plants and shrubs bordering. Enjoying a good degree of privacy.

COUNCIL TAX BAND
The council tax band for this property is F

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

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.