



WAKEFIELD  
01924 291 294

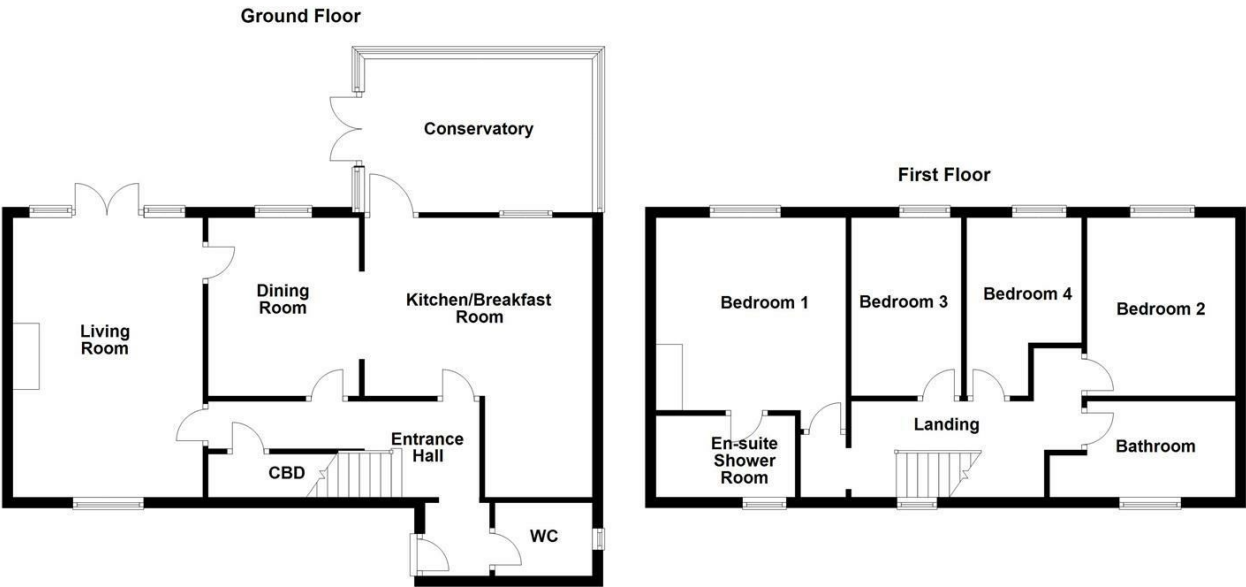
OSSETT  
01924 266 555

HORBURY  
01924 260 022

NORMANTON  
01924 899 870

PONTEFRACT  
01977 798 844

CASTLEFORD  
01977 808 210

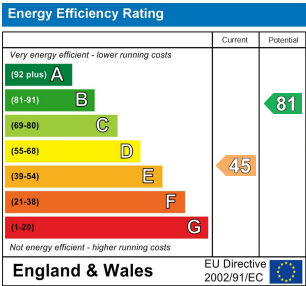


**IMPORTANT NOTE TO PURCHASERS**  
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements 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** [www.mortgagesolutionsofwakefield.co.uk](http://www.mortgagesolutionsofwakefield.co.uk)  
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 339572,  
Pontefract & Castleford office 01977 798844 or 07776458351,  
Ossett & Horbury offices 01924 266555  
and Normanton office 01924 899870.  
Alternatively email [vince@mortgagesolutionsofwakefield.co.uk](mailto:vince@mortgagesolutionsofwakefield.co.uk) or [chris@mortgagesolutionsofwakefield.co.uk](mailto:chris@mortgagesolutionsofwakefield.co.uk)

\*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.



## 5 Farm Mount, Netherton, Wakefield, WF4 4TS

### For Sale Freehold Asking Price £595,000

A fantastic four bedroom stone built barn conversion tucked away in this highly sought after location with an enclosed garden as well as a double garage for parking. This characterful property has a wealth of features including beamed and trussed ceilings, exposed stone features and presents charming family accommodation.

With a gas fired central heating system this characterful family home is approached via a welcoming entrance hall with a w.c. off to the side. The breakfast/kitchen is fitted to an excellent standard with solid oak door leading through into the conservatory. The living room is of fine proportions having a French door out to the garden as well as a multi fuel cast iron burner, with a separate dining room. To the first floor the main bedroom has an en suite shower room/w.c. with the three further well proportioned bedrooms being served by the family bathroom/w.c. Outside, the property has a large double block paved driveway providing off road parking which leads up to a double garage. Within the rear garden there is a timber summerhouse and an L-shaped attractive lawned rear garden with two patio areas, a timber decked patio area in the corner with wood chipped borders and trees within and L-shaped Indian stone paved patio area. The rear garden is completely enclosed with solid stone walls and timber panelled surround fences.

The property is within very easy reach of the local shops, schools and recreational facilities with a broader range of amenities available in the nearby city centre of Wakefield. The national motorway network is also readily accessible.





ACCOMMODATION

ENTRANCE HALL

Solid oak floor, door leading into downstairs w.c. and archway providing access into a further entrance hall with original wood beams to the ceiling, staircase with handles and spindles leading to the first floor landing and two central heating radiators two. Doors to under stairs storage cupboard, living room, dining room and kitchen/breakfast room.

W.C.

6'1" x 4'3" [1.86m x 1.30m]  
Two piece suite comprising wall hung ceramic wash basin with mixer tap, concealed low flush w.c. and vanity cupboards with chrome handles and laminate work surface over. Fully tiled walls and floor. Timber double glazed frosted window overlooking the rear aspect and central heating radiator. Loft access.

KITCHEN/BREAKFAST ROOM

11'1" (min) x 17'8" (max) x 14'0" [3.38m (min) x 5.40m (max) x 4.29m]  
Range of wall and base units with chrome handles and granite work surface over and granite upstanding above. Central island with granite work surface over, integrated microwave with warming plate holder below, full size integrated wine cooler with built in wine racks on ether side. Breakfast bar with pop up plug sockets built within. 1.5 stainless steel sink and drainer with drainer cut into work surface with chrome mixer tap and swan neck. Integrated full size dishwasher, Range cooker with five ring gas hob with black splash back and cooker hood above. Space for a full size American style fridge/freezer, plumbing and drainage for a washing machine with space under the counter and small integrated fridge. Downlights built into the wall cupboards, inset spotlights to the ceiling, two solid original wooden beams to the ceiling, central heating radiator, solid oak flooring and an archway providing access into the dining room. Timber double glazed sash window looking through into the conservatory and a large solid wooden door leading into the conservatory with three double glazed sun lights above.

CONSERVATORY

9'6" x 14'9" [2.90m x 4.50m]  
UPVC double glazed windows on all three sides with built in blinds and a set of UPVC double glazed French doors leading out into the Indian stone paved patio area within the rear garden. Power and light within and a pitch double glazed glass roof with blinds built in.



DINING ROOM

9'7" x 11'3" [2.93m x 3.43m]  
Original beam to the ceiling, timber double glazed sash window overlooking the rear aspect, central heating radiator and doors leading to the entrance hall and spacious living room.



LIVING ROOM

11'10" x 17'11" [3.61m x 5.48m]  
Inset spotlights to the ceiling, central heating radiator, two original solid wooden beams, wood burner inset onto a Yorkshire stone hearth with Yorkshire stone detailing on the interior of the surround. UPVC double glazed sash window overlooking the front aspect, set of UPVC double glazed French doors leading out onto the Indian stone paved patio area within the rear garden. UPVC double glazed windows, one on either side of the French doors and three double glazed sun lights above providing an arched glass side to the living room with sand stone detailing surround providing plenty of natural light.



FIRST FLOOR LANDING

Pitch sloping ceiling with two timber beams, UPVC double glazed window overlooking the front elevation and central heating radiator. Doors to four bedrooms and bathroom/w.c.

BEDROOM ONE

13'3" (max) x 11'11" (min) x 11'11" [4.04m (max) x 3.64m (min) x 3.65m]  
Three timber beams to pitch sloping ceiling with spotlights built in, timber double glazed sash window overlooking the rear elevation, central heating radiator and door to the modern en suite shower room/w.c.



EN SUITE SHOWER ROOM/W.C.

5'2" x 8'5" [1.58m x 2.57m]  
Three piece suite comprising larger than average curved corner shower cubicle with double curved doors with chrome handles and mixer shower within. Ceramic wash basin with mixer tap built into a laminate work surface with vanity cupboards with chrome handles below, concealed low flush w.c. and wall mounted contemporary white radiator. Fully tiled walls and floor. Pitch sloping ceiling with inset spotlights within, original beam, wall mounted extractor fan, vanity mirror with downlights built into surround and UPVC double glazed frosted sash window overlooking the front elevation.

BEDROOM TWO

9'4" x 11'1" [2.87m x 3.39m]  
Pitch sloping ceiling, original beams with full A frame and timber double glazed sash window overlooking the rear elevation. Central heating radiator.

BEDROOM THREE

10'11" x 6'10" [3.35m x 2.10m]  
Pitch sloping ceiling with two double beams, timber double glazed sash window overlooking the rear elevation and central heating radiator.

BEDROOM FOUR

11'1" (max) x 7'6" (min) x 7'2" [3.38m (max) x 2.29m (min) x 2.19m]  
Timber double glazed sash window overlooking the rear elevation, central heating radiator, pitch sloping ceiling with original A frame.

BATHROOM/W.C.

9'4" (min) x 11'11" (max) x 5'10" [2.87m (min) x 3.65m (max) x 1.80m]  
Three piece suite comprising panelled bath with full tiled surround and central mixer tap making it a double ended bath and mixer shower over. Concealed low flush w.c., ceramic wash basin built into a laminate work surface with mixer tap and vanity cupboards with chrome handles below. Large vanity mirror with down lights built into the surround, fully tiled walls and floor. Contemporary white wall mounted radiator, inset spotlights to the ceiling, original beam and UPVC double glazed frosted sash window overlooking the front elevation.



OUTSIDE

To the front of the property there is a large double block paved driveway providing off road parking for at least four vehicles which leads up to a double garage with electric quarter panel door to the front and power and light. Timber gate providing access onto a Indian stone paved patio area overlooking the courtyard to the front. There is a pebbled pathway within the rear garden with steps leading up to an attractive lawned side garden with wood chipped borders and a block paved pathway leading to a timber summerhouse with timber decked area under the timber porch for the summerhouse with solid timber door and timber double glazed window within. Concrete area to the side of the summerhouse and apple tree. Block paved steps leading up to the L-shaped attractive lawned rear garden with two patio areas, a timber decked patio area in the corner with wood chipped borders and trees within, as well as an Indian stone paved pathway leading round the conservatory with the attractive lawned garden flowing next to it leading to an L-shaped Indian stone paved patio area within the rear garden, perfect for entertaining and dining purposes. Solid stone walls and timber panelled surround fences making it completely enclosed to the rear and side.



COUNCIL TAX BAND

The council tax band for this property is F.

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.