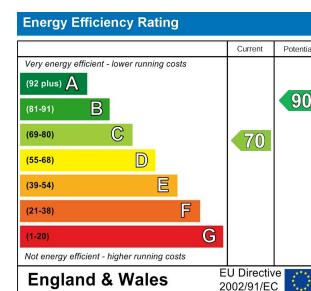
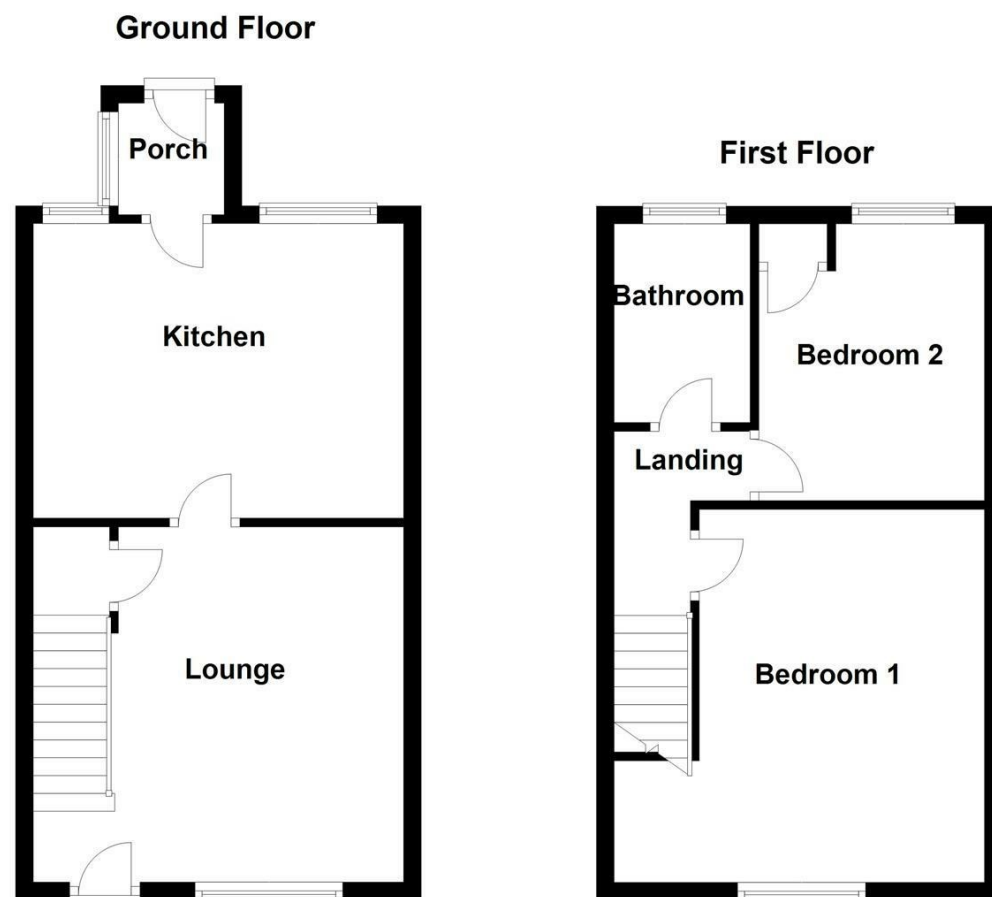




**WAKEFIELD** | **OSSETT** | **HORBURY**  
 01924 291 294 | 01924 266 555 | 01924 260 022  
**NORMANTON** | **PONTEFRACT & CASTLEFORD**  
 01924 899 870 | 01977 798 844



**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.



**129 Netherton Lane, Netherton, Wakefield, WF4 4HQ**  
**For Sale Freehold £160,000**

This well presented two double bedroom mid terrace property is situated in the sought after village of Netherton, with local amenities close at hand and within easy reach of Wakefield city centre, as well as the M1 motorway network, making it ideal for commuters.

The accommodation is arranged over two floors and briefly comprises, to the ground floor, a spacious lounge, modern fitted kitchen, and rear porch. To the first floor are two double bedrooms and a house bathroom. Externally, the property benefits from a good sized enclosed rear garden, enjoying a good degree of privacy.

Offering ready-to-move-into accommodation, the property is ideally suited to first time buyers, those looking to downsize, and buy-to-let investors alike.



## ACCOMMODATION

### LOUNGE

13'10" x 14'0" [4.23m x 4.27m]

A UPVC double glazed entrance door leads into a spacious lounge featuring a front facing UPVC double glazed window, feature fireplace, coving to the ceiling, carpeted flooring, useful understairs storage cupboard, and a double central heating radiator. Stairs rise to the first floor and a doorway leads through to the kitchen.



### KITCHEN

9'9" x 13'4" [2.98m x 4.08m]

Fitted with a range of wall and base units incorporating a 1½ bowl stainless steel sink and drainer unit, built in electric oven, five-ring gas hob with stainless steel and glass extractor hood over, integrated full size dishwasher, and integrated fridge and freezer. There is also space and plumbing for an under counter washing machine and dryer. The room benefits from tiled flooring, tiled splashbacks extending to the ceiling, inset spotlights, a rear facing UPVC double glazed window, and a UPVC double glazed door leading to the rear porch.

### REAR PORCH

4'5" x 2'11" [1.35m x 0.90m]

UPVC double glazed window to the side and a UPVC double glazed door providing access to the rear garden.

### FIRST FLOOR LANDING

Access to two bedrooms and the house bathroom, and having a double central heating radiator and pull down ladder providing access to the loft space.

### BEDROOM ONE

13'11" x 11'0" [4.25m x 3.36m]

A front facing UPVC double glazed window, double central heating radiator, carpeted flooring, and built-in storage.



### BEDROOM TWO

10'0" x 9'6" [max] [3.06m x 2.91m [max]]

A rear facing UPVC double glazed window, double central heating radiator, carpeted flooring, and a useful built in cupboard housing the combination central heating boiler.



### BATHROOM

6'10" x 5'6" [max] [2.10m x 1.68m [max] ]

Fitted with a white three piece suite comprising panelled P shaped bath with mains shower over, pedestal wash hand basin, and low flush WC. Fully tiled walls and floor, chrome heated towel rail, inset spotlights to the ceiling, and rear facing UPVC double glazed frosted window.



### OUTSIDE

To the rear of the property is a good sized two tier garden, comprising a paved patio seating area with steps leading up to a lawned garden with a further paved seating area, planted borders, and fenced boundaries.



### 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.

### EPC RATING

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

### VIEWING

To view please contact our Ossett office and they will be pleased to arrange a suitable appointment.