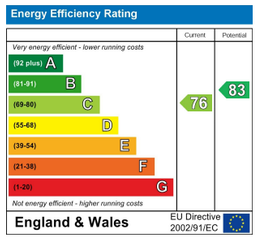
IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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

131 Blacker Lane, Netherton, Wakefield, WF4 4EZ

For Sale Freehold £675,000

Set on an impressive plot with panoramic views of surrounding fields, this generously proportioned five bedroom detached home offers a rare opportunity to enjoy spacious living in a pleasant semi-rural setting boasting electric gated access, extensive driveway parking, and beautifully landscaped gardens.

The accommodation briefly comprises a porch leading into a welcoming entrance hall, two ground floor bedrooms, a contemporary shower room, a modern fitted kitchen with separate utility room, a spacious living room, and a bright sun room. To the first floor, a landing provides access to three further bedrooms and a stylish house bathroom. Externally, the property is approached via double electric gates opening onto a wide driveway with ample off road parking. A landscaped front garden and pathway lead to the main entrance and a separate office access. The rear garden offers an expansive lawn with a paved patio area, perfect for outdoor dining and entertaining while enjoying uninterrupted views across open countryside.

Located in the desirable village of Netherton, the property is ideally positioned for local amenities and reputable schools. The area is renowned for its scenic walks and countryside setting, while still providing easy access to the M1 motorway, making it ideal for commuters.

A full internal inspection is essential to appreciate the space, setting, and quality on offer. Early viewing is highly recommended.

ACCOMMODATION

PORCH
Composite front entrance door, fully tiled floor, built in double doored storage cupboard, central heating radiator, two UPVC double glazed leaded windows to the sides and timber door to the entrance hall.

ENTRANCE HALL
Central heating radiator, coving to the ceiling, inset spotlights, stairs to the first floor landing, built in double doored cloakroom cupboard and doors to the bedroom one, gym/bedroom five, shower room, kitchen/diner, living room and large store room.

BEDROOM ONE
11'6" x 10'10" (3.52m x 3.31m)
Set of large fitted drawers, set of fitted wardrobes, UPVC double glazed bow window overlooking the front aspect, central heating radiator and inset spotlights.

GYM/BEDROOM FIVE
10'10" x 10'4" (3.32m x 3.17m)
UPVC double glazed bow window overlooking the front aspect, central heating radiator and inset spotlights.

SHOWER ROOM/W.C.
6'8" (max) x 5'5" (min) x 8'9" (2.04m (max) x 1.67m (min) x 2.69m)
Three piece suite comprising low flush w.c. with concealed cistern, wash basin with mixer tap and high gloss vanity cupboards and walk in shower cubicle with mixer shower. Chrome ladder style radiator, inset spotlights, extractor fan and UPVC double glazed frosted window to the side aspect.

KITCHEN
13'4" (max) x 12'5" (min) x 11'4" (4.08m (max) x 3.79m (min) x 3.47m)
Range of wall and base units with corian work surface over, 1 1/2 sink and drainer with swan neck mixer tap, integrated oven and grill with microwave oven and warming tray. Integrated dishwasher, two integrated fridges, five ring induction hob with cooker hood. Fully tiled floor, door providing access into the utility room, inset spotlights and UPVC double glazed window overlooking the rear garden with open aspect views.

UTILITY
6'2" x 10'5" (1.89m x 3.19m)
Range of wall and base units with corian work surface over, plumbing for a washing machine and dryer. Space for a freezer, fully tiled floor, UPVC double glazed leaded window overlooking the front aspect, inset spotlights, loft access, combi boiler is housed in here and composite rear entrance door.

LIVING ROOM
16'8" x 18'5" (5.10m x 5.63m)
Coving to the ceiling, inset spotlights, central heating radiator, UPVC double glazed window overlooking the rear garden, large built in TV unit with storage cupboards and double timber doors to the sun room.

SUN ROOM
10'6" x 15'1" (3.21m x 4.62m)
Vaulted ceiling with two electric operated UPVC double glazed velux windows to two sides, inset spotlights, central heating radiator, large UPVC double glazed floor to ceiling window providing a wealth of natural light and UPVC double glazed French doors to the rear garden.

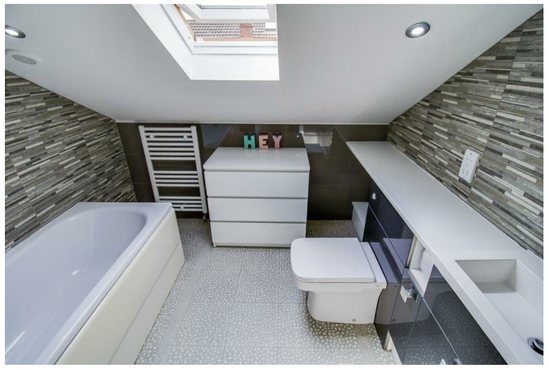
FIRST FLOOR LANDING
Timber double glazed velux window to the pitch sloping ceiling, large storage cupboard into the eaves, central heating radiator and doors to three bedrooms and bathroom.

BEDROOM TWO
11'4" x 13'6" (min) x 16'3" (max) (3.46m x 4.12m (min) x 4.97m (max))
Fitted double wardrobe, two sets of fitted drawers, UPVC double glazed leaded window overlooking the front elevation, central heating radiator and pitch sloping ceiling.

BEDROOM THREE
13'4" x 10'7" (4.08m x 3.25m)
Range of fitted wardrobes, UPVC double glazed window overlooking the rear elevation, inset spotlights and central heating radiator.

BEDROOM FOUR
10'8" x 16'2" (3.27m x 4.94m)
UPVC double glazed window overlooking the front elevation, central heating radiator and pitch sloping ceiling with inset spotlights.

BATHROOM/W.C.
6'11" x 7'11" (2.12m x 2.43m)
Three piece suite comprising panelled bath with mixer tap and pull out shower attachment, low flush w.c. with concealed cistern and laminate wash basin. Fully tiled walls, shaver socket point, pitch sloping ceiling with inset spotlights, extractor fan, laminate tiled floor, ladder style radiator and timber double glazed velux window overlooking the side elevation.



OUTSIDE
To the front of the property double electric cast iron gates provide access onto a broad driveway providing ample off road parking for several vehicles. A central pathway leads through an attractive garden to the entrance porch. and access to the office. A timber gate leads to a paved pathway with timber door to a large store room with power and light. A block paved pathway leads to a generous sized attractive lawned garden and block paved patio area, perfect for entertaining and dining purposes, enclosed by timber fencing and cast iron railings enjoying open aspect fields views behind the property.

OFFICE
17'9" x 11'5" (5.42m x 3.49m)
Power, light, electric wall mounted radiator and UPVC double glazed window with built in blind to the front aspect.

WHY SHOULD YOU LIVE HERE?
What our vendor says about their property:
"We've really enjoyed living in this house and bringing up our son here. The best thing is the view at the back - it's absolutely stunning. We've spent many hours watching the wildlife in the fields beyond our garden and we hope it brings a lot of pleasure to whoever owns it after us."

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.