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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.



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**5 Strands Court, Netherton, Wakefield, WF4 4JB**

**For Sale Freehold £800,000**

Enjoying a cul-de-sac location is this amazing detached family home with five double bedrooms and spacious living accommodation, three large reception rooms and beautiful views at the rear.

The accommodation fully comprises entrance hall, sitting room, kitchen diner, living room, and dining room, the lower ground floor has double garage, w.c. and utility room. To the first floor there is the main bedroom with its own en suite and walk in wardrobe. The second floor has four further bedrooms and the house bathroom/w.c. The property boasts ample off road parking via the Yorkshire stone paved driveway and double garage. The rear garden has an attractive lawn with Yorkshire stone paved patio and enjoys stunning views. There is also an additional garden with Yorkshire stone paving and lawn.

Located within the sought after semi rural location of Netherton. The property has good access to the local schools and restaurants nearby. Local bus routes travel to and from Wakefield and Huddersfield. For those wishing to travel further afield access to the motorway is only a short driveway.

An internal inspection is highly recommended at your earliest convenience.





#### ENTRANCE HALL

Composite front entrance door, laminate flooring, UPVC double glazed window, inset spotlights to the ceiling, central heating radiator, staircase leading to the lower ground floor and additional staircase leading to the first floor. Double timber doors into the dining room, doors into the sitting room and kitchen diner.

#### SITTING ROOM

122' x 18'6" [3.72m x 5.65m]  
Laminate flooring, original beams, multi fuel cast iron burner on brick built hearth and interior within stone surround and Oak mantle. UPVC double glazed French doors leading to the rear garden, three wall light points, central heating radiator, UPVC double glazed window to the front.



#### DINING ROOM

120' x 10'3" [3.68m x 3.14m]  
Solid wooden floor, coving to the ceiling, UPVC double glazed French doors into the rear garden, central heating radiator.

#### KITCHEN DINER

18'4" x 14'10" max x 10'8" min [5.61m x 4.53m max x 3.27m min]  
Coving to the ceiling, original beam, inset spotlights to the ceiling, a range of wall and base units with chrome handles with laminate work surface over and tiled splashback above, 1 1/2 ceramic sink and drainer with chrome mixer tap, integrated Bosch

dishwasher, integrated fridge, Porcelain tiled floor, display cabinets, central heating radiator, composite door to the rear, UPVC double glazed window to the rear and side enjoying a dual aspect, down lights, built in wine rack, archway to the superb living room.



#### LIVING ROOM

24'4" x 16'6" max x 15'5" min [7.42m x 5.03m max x 4.72m min]  
Pitched sloping ceiling, exposed brick chimney breast with cast iron multi fuel burner inset, solid stone hearth and surround. Four UPVC double glazed windows at the rear, UPVC double glazed French doors leading to the landscaped rear garden, built in disco lights to the ceiling, up lights and down lights, solid oak display beams, tall skirting boards.

#### LOWER GROUND FLOOR

Doors to utility room, downstairs w.c. and integral double garage. Inset spotlights to the ceiling and a central heating radiator.

#### W.C.

3'4" x 9'4" [1.04m x 2.85m]  
Part tiled walls, low flush w.c., pedestal wash basin with two chrome taps, central heating radiator, two UPVC double glazed frosted windows to the front.

#### UTILITY ROOM

9'11" x 9'4" [3.04m x 2.86m]  
A range of wall base units with laminate work surface over, stainless steel sink and drainer with mixer tap, plumbing and drainage for a washing machine, space for fridge freezer under the counter, composite rear entrance door with UPVC double glazed frosted window to the side, wall mounted boiler powering the underfloor heating, boiler for the central heating.

#### DOUBLE GARAGE

17'8" x 17'6" [5.40m x 5.35m]  
Two UPVC double glazed frosted windows to the rear aspect, two manual up and over doors to the front, power and light. Built in shelving.

#### FIRST FLOOR LANDING

UPVC double glazed window to the front, central heating radiator, staircase leading to the second floor, two wall light points, door into bedroom one.

#### BEDROOM ONE

17'7" x 17'5" [5.36m x 5.31m]  
Dual aspect windows to the front [two] and rear [two], inset spotlights to the ceiling, central heating radiator, doors providing access into the walk in wardrobe and the en suite shower room/w.c.



#### EN SUITE SHOWER ROOM/W.C.

9'3" x 5'2" [2.82m x 1.59m]  
Three piece suite comprising walk in shower cubicle with shower screen, thermostatic shower having rain shower head and shower attachment, a low flush w.c. and a pedestal wash basin with chrome mixer tap. Tiled walls and floor, chrome ladder style radiator, extractor fan and inset spotlights to the ceiling, UPVC double glazed frosted window to the rear.

#### WALK IN WARDROBE

9'4" x 4'5" [2.86m x 1.35m]  
Hanging rails, loft access, light.

#### SECOND FLOOR LANDING

UPVC double glazed window to the front elevation, three wall light points, doors to the bedrooms and bathroom/w.c.

#### BEDROOM TWO

12'3" x 12'2" max x 9'6" min [3.74m x 3.71m max x 2.90m min]  
UPVC double glazed window to the side, central heating radiator.

#### BEDROOM THREE

12'0" x 10'3" [3.67m x 3.14m]  
UPVC double glazed window to the side elevation, central heating radiator, laminate flooring, coving to the ceiling.

#### BEDROOM FOUR

8'10" x 14'11" [2.71m x 4.55m]  
UPVC double glazed window to the rear and side enjoying a dual aspect. Coving to the ceiling, loft access.

#### BEDROOM FIVE

9'0" x 8'8" [2.75m x 2.66m]  
UPVC double glazed window to the front elevation, coving to the ceiling and central heating radiator.

#### HOUSE BATHROOM/W.C.

10'10" x 9'0" max x 6'2" min [3.31m x 2.76m max x 1.88m min]  
Four piece suite comprising panelled bath with centralised chrome mixer tap and shower attachment, corner shower cubicle with thermostatic shower having rain shower head and chrome shower attachment, pedestal wash basin with chrome tap and a low flush w.c. Part tiled walls, tiled floor, chrome towel radiator, extractor fan and inset spotlights to the ceiling, UPVC double glazed frosted window to the rear elevation. Door into the airing cupboard.



#### OUTSIDE

The front of the property has a large Yorkshire stone paved driveway providing ample off road parking for at least four vehicles and leads to the double garage. The Yorkshire stone paved driveway continues around the side and to the rear. The front has raised steps and a planted border. Outside lighting. The rear garden has the continuation of the Yorkshire stone paving providing a patio area overlooking the attractive lawn with Yorkshire stone walling. A picturesque view over fields. A further garden area is accessed via the living room and has Yorkshire stone paved patio areas attractive lawn with planted borders, solid stone walls and fence surrounds. Store room with timber door.



#### PLEASE NOTE

With the property there is the option to purchase 4 acres of land under separate negotiation. The barn to the side of the property has planning submitted for a detached house to include 4 acres of land directly in front and separate access. This will also be under separate negotiation.

#### COUNCIL TAX BAND

The council tax band for this property is G

#### EPC RATING

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