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

43 The Crescent, Netherton, Wakefield, WF4 4ND

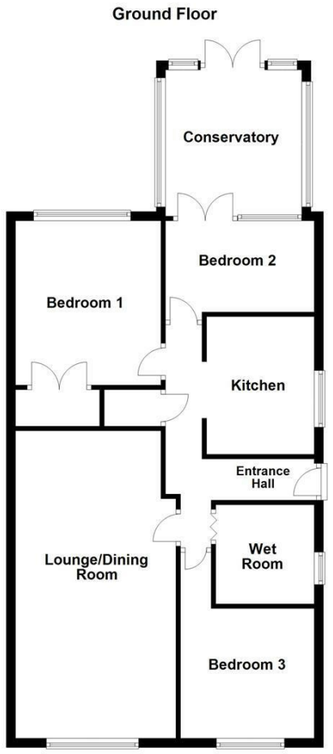
For Sale Freehold £209,950

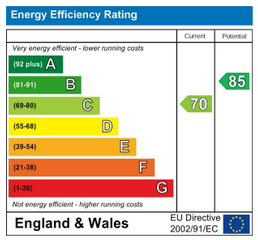
Well appointed throughout and deceptive from the main roadside is this three bedroom semi detached bungalow, having being decorated throughout and predominantly newly fitted carpets benefitting from UPVC double glazing and gas central heating.

The property fully comprises of entrance hall, spacious lounge, modern fitted kitchen, three bedrooms, conservatory and wet room/w.c. Outside, low maintenance artificial lawned garden to the front and block paved area, which could provide off street parking and shared driveway to the side. A good sized lawned garden to the rear incorporating flagged patio.

Situated in a popular part of Netherton, the property is well placed to local amenities including shops and schools with local bus routes nearby.

Offered for sale with no chain and vacant possession upon completion, an ideal bungalow for the couple, small family or those looking to downsize. A viewing comes highly recommended.





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.

ACCOMMODATION

ENTRANCE HALL
Radiator, coving to the ceiling, folding door to the wet room, doors to airing cupboard, three bedrooms and lounge/dining room and archway to the kitchen. Loft access.

BEDROOM THREE
7'3" x 9'4" (plus walk in area 3'5" x 3'4") (2.23m x 2.85m (plus walk in area 1.05m x 1.04m))
UPVC double glazed window to the front and radiator.

LOUNGE/DINING ROOM
10'4" (min) x 12'0" (max) x 18'11" (3.16m (min) x 3.68m (max) x 5.78m)
Electric fire with marble back, hearth and wood surround. UPVC double glazed window to the front, radiator and coving to the ceiling.

WET ROOM/W.C.
6'2" x 5'3" (1.89m x 1.62m)
Low flush w.c., wash basin, UPVC double glazed frosted window to the side, mixer shower, radiator and boiler is housed in here.

KITCHEN
7'5" x 10'0" (2.27m x 3.07m)
Range of modern fitted wall and base units with work surface over incorporating stainless steel sink and drainer with mixer tap, plumbing for washing machine, integrated oven and grill with four ring electric hob and pull out filter hood above. Drawers down the base units, integrated fridge and freezer, tiled splash back and tiled effect floor. UPVC double glazed window to the side.

BEDROOM ONE
11'10" x 10'8" (3.61m x 3.27m)
UPVC double glazed window to the rear, radiator, built in wardrobe with folding doors and coving to the ceiling.

BEDROOM TWO
12'10" x 7'10" (3.92m x 2.40m)
Coving to the ceiling, radiator, dado rail and UPVC double glazed floor to ceiling window to the rear. French doors opening up into the conservatory.

CONSERVATORY
9'10" x 9'10" (3.02m x 3.02m)
Fully UPVC double glazed windows on a brick built base with French doors to the rear. Wall mounted electric heater.

OUTSIDE
Outside to the front, low maintenance artificial lawned garden and block paved area which could provide a parking space. A shared driveway to the side and garage base with potential to erect a garage and timber framed shed. Lawned garden to the rear incorporating flagged patio area.

COUNCIL TAX BAND
The council tax band for this property is B.

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.