



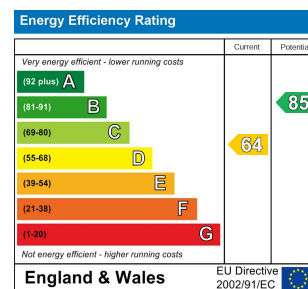
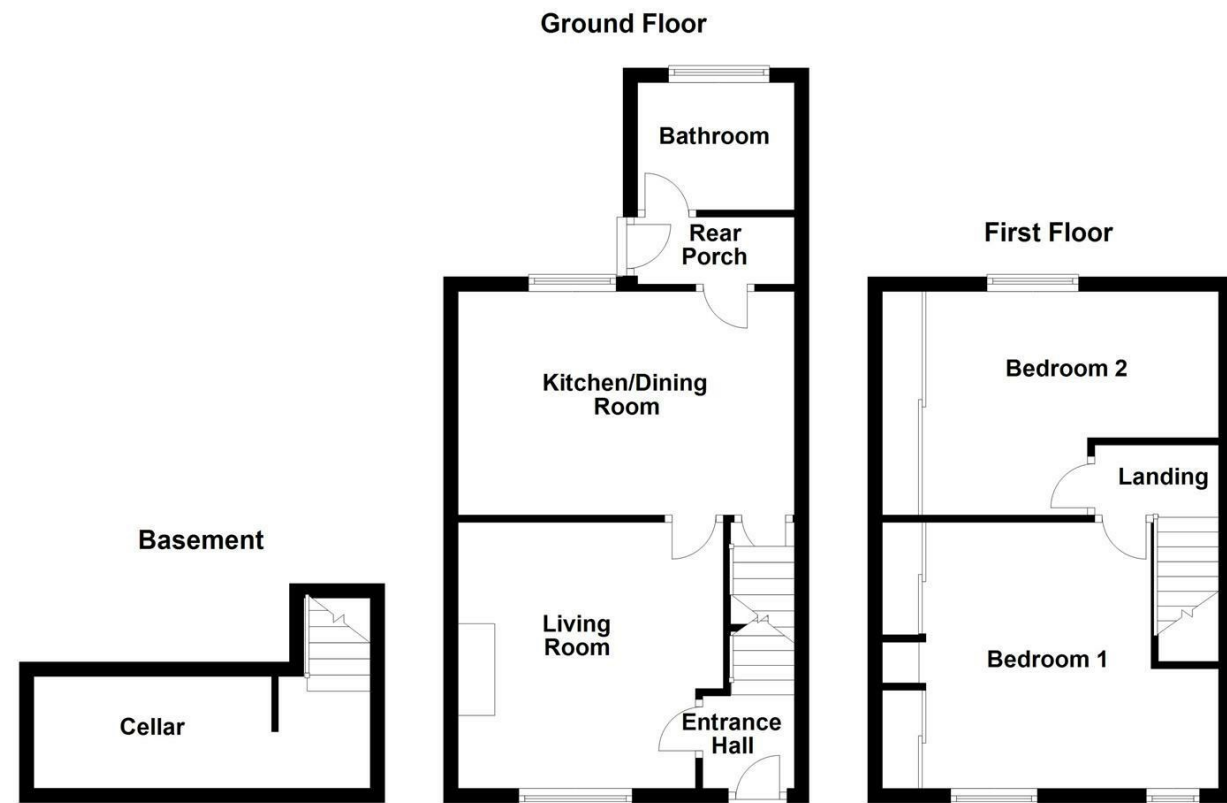
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## 194 Netherton Lane, Netherton, Wakefield, WF4 4HJ

For Sale Freehold £135,000

A fantastic opportunity to purchase this two bedroom mid terrace house benefitting from well proportioned accommodation, useful cellar room and low maintenance gardens.

With UPVC double glazing and gas central heating, the property briefly comprises of entrance hall, living room with feature fireplace and kitchen/diner with access down to the cellar room, rear porch and three piece suite house bathroom/w.c. The first floor landing leads to two double bedrooms, both with fitted wardrobes. Outside to the front of the property there is a low maintenance buffer garden and a rear yard and Yorkshire stone paved seating area within.

The property is well placed for local amenities including shops and schools. Local bus routes are nearby and there is good access to the motorway network.

An ideal home for the professional couple or family looking to gain access onto the property market and a viewing comes 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\*

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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

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## ACCOMMODATION

### ENTRANCE HALL

UPVC double glazed frosted sunlight above the door, central heating radiator, staircase to the first floor landing and coving to the ceiling. Door providing access into the living room.

### LIVING ROOM

10'10" [min] x 12'0" [max] x 11'11" [3.31m [min] x 3.66m [max] x 3.64m]

UPVC double glazed window overlooking the front aspect, central heating radiator, coving to the ceiling and electric fire on a marble hearth with marble matching interior and wooden decorative surround. Door providing access to the kitchen/diner.



### KITCHEN/DINING ROOM

10'0" x 15'1" [3.05m x 4.62m]

Range of wall and base units with laminate work surface over and tiled splash back, 1 1/2 stainless steel sink and drainer with mixer tap, integrated double oven and grill with five ring hob, combi condensing boiler. Space for a freestanding fridge/freezer, space and plumbing for a washing machine, laminate flooring, central heating radiator and coving to the ceiling. UPVC double glazed window overlooking the rear aspect, door providing access into the rear porch and door with staircase leading to the cellar room.



### CELLAR

10'9" x 5'0" [3.28m x 1.53m]

Provides useful storage. Light within and original curing table.

### REAR PORCH

Laminate flooring, UPVC double glazed door leading out to the rear yard, coving to the ceiling and door providing access into the downstairs bathroom.

### BATHROOM/W.C.

5'8" x 7'1" [1.75m x 2.17m]

Three piece suite comprising corner bath and separate electric shower, pedestal wash basin and low flush w.c. Fully tiled walls, shaver socket point, central heating radiator, wall mounted extractor fan, coving to the ceiling and UPVC double glazed frosted window to the rear aspect.



### FIRST FLOOR LANDING

Doors to two bedrooms, coving to the ceiling and loft access.

### BEDROOM ONE

12'0" x 10'1" [min] x 13'1" [max] [3.67m x 3.08m [min] x 4.01m [max]]

Two fitted wardrobes with mirror glass sliding doors, two UPVC double glazed windows overlooking the front elevation and central heating radiator.



### BEDROOM TWO

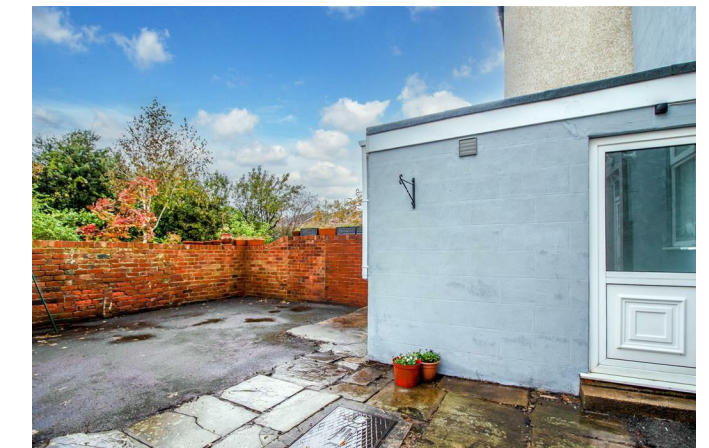
6'7" [min] x 9'11" [max] x 13'1" [2.02m [min] x 3.04m [max] x 4.0m]

Fitted wardrobes with sliding doors to one wall, UPVC double glazed window overlooking the rear aspect and central heating radiator.



### OUTSIDE

To the front of the property there is on street available with a timber gate accessing a concrete pathway to the front door and a low maintenance pebbled front garden. To the rear there is a Yorkshire stone paved seating area and tarmac garden.



### 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.

### 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.