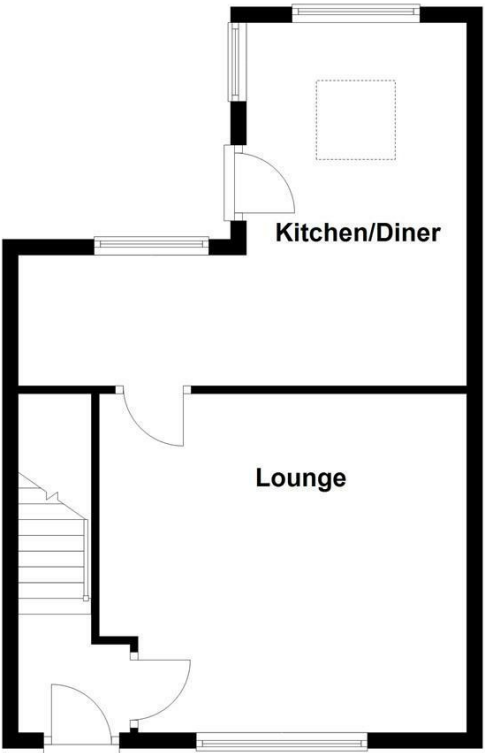




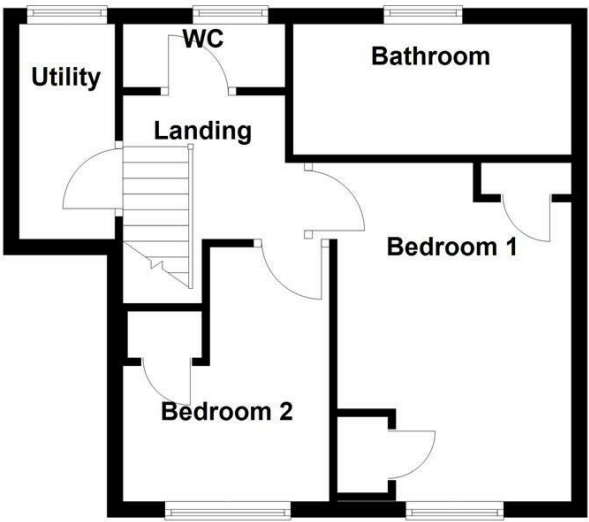
WAKEFIELD | OSSETT | HORBURY  
01924 291 294 | 01924 266 555 | 01924 260 022

NORMANTON | PONTEFRACT & CASTLEFORD  
01924 899 870 | 01977 798 844

Ground Floor



First Floor

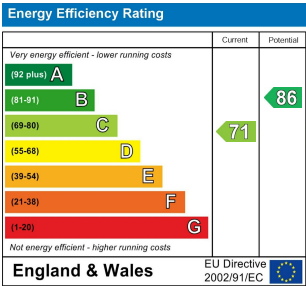


**IMPORTANT NOTE TO PURCHASERS**  
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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



## 4 Highfield Road, Netherton, Wakefield, WF4 4NB

### For Sale Freehold £185,000

Situated in Netherton is this well presented and extended two bedroom mid terraced property. Benefitting from modern fitted kitchen/diner and lawned gardens, this property is certainly not one to be missed.

The property briefly comprises of entry through a composite front door into the entrance hall which provides access to the lounge and the first floor landing via the stairs. The lounge has a door into the modern fitted kitchen/diner which provides rear access. Upstairs, to the first floor landing there are doors to two bedrooms, the house bathroom, separate W.C. and the utility/storage room. Outside, to the front of the property, there is a laid to lawn garden with paved steps leading to the front entrance door and a resin driveway providing off road parking. To the rear of the property there are steps down to a low maintenance lawn with a bush and shrubbery border and leading to a rear patio seating area with further steps to a second patio area.

Located close the amenities and schools that Netherton has to offer. The property is within close proximity to the M1 motorway perfect for those looking to travel further afield on a regular basis whilst enjoying a semi rural location.

Only a full internal inspection will truly show what is to offer at the property and so an early viewing is highly advised to avoid disappointment.





## ACCOMMODATION

### ENTANCE HALL

Composite front entrance door into the entrance hall. Stairs to the first floor landing, door to the lounge, central heating radiator.

### LOUNGE

15'3" x 14'2" [4.67m x 4.32m]

UPVC double glazed window to the front, central heating radiator, gas fireplace. Door into the kitchen/diner.



### KITCHEN/DINER

18'7" x 15'2" [max] [5.67m x 4.64m [max] ]

Two UPVC double glazed windows to the rear, UPVC double glazed window to the side, UPVC double glazed door to the rear, Velux window, spotlights, two central heating radiators. A range of modern fitted wall and base units with laminate worktops, 1 1/2 sink and drainer with mixer tap, integrated oven with electric hob and cooker hood over, integrated dishwasher.

### FIRST FLOOR LANDING

Doors to two bedrooms, the utility room, the bathroom and a separate W.C..

### BEDROOM ONE

10'8" [max] x 14'0" [3.27m [max] x 4.29m]

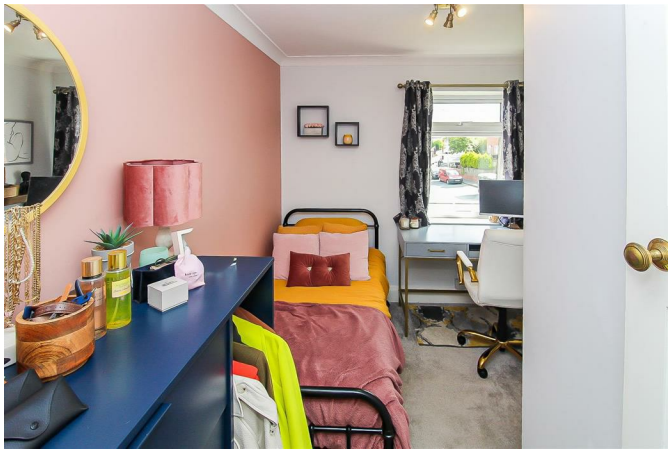
UPVC double glazed window to the front, central heating radiator, fitted wardrobes.



### BEDROOM TWO

10'10" x 8'5" [3.32m x 2.57m]

UPVC double glazed window to the front, central heating radiator, fitted wardrobe.



### BATHROOM

8'2" x 5'4" [2.49m x 1.64m]

Frosted UPVC double glazed window to the rear, central heating radiator, fully tiled, spotlights. A four piece suite with a corner shower cubicle and shower head attachment, bath unit with mixer taps, wash hand basin, low flush W.C..



W.C.

6'0" x 2'8" [1.85m x 0.82m]

UPVC double glazed window to the rear, central heating radiator. Low flush W.C., vanity hand wash basin with mixer tap.

### UTILITY/STORAGE

### OUTSIDE

To the front of the property there is a laid to lawn garden with paved steps leading to the front entrance door and a resin driveway providing off road parking. To the rear of the property there are steps down to a low maintenance lawn with a bush and shrubbery border and leading to a rear patio seating area with further steps to a second patio area.



### 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.

### VIEWINGS

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