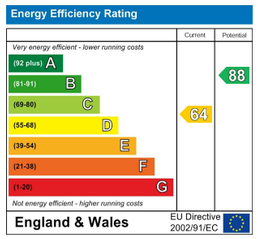
IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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

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

42 Upper Lane, Netherton, Wakefield, WF4 4NQ

For Sale Freehold Offers In Excess Of £180,000

A fantastic opportunity to purchase this four bedroom semi detached house located in the sought after village of Netherton benefitting from two large reception rooms, single detached garage and larger than average rear garden.

The property briefly comprises of entrance hall, living room, sitting/dining room with under stairs storage cupboard and kitchen/breakfast room. To the first floor landing there are four bedrooms (two with built in wardrobes) and a house bathroom/w.c. Outside to the front of the property there is a concrete driveway leading to a single attached garage. Whilst to the rear, a larger than average overgrown garden enclosed by timber panelled surround fences.

The property is located close to local amenities and within walking to shops and schools, as well as main bus routes running to and from Wakefield city centre. The M1 motorway links are only a short distance away, perfect for the commuter looking to travel further afield.

Only a full internal inspection will reveal all that's on offer at this home and an early viewing comes highly recommended.

ACCOMMODATION

ENTRANCE HALL
UPVC double glazed frosted sunlight above the door, staircase with handrail leading to the first floor landing and doors leading through to the living room and sitting/dining room.

LIVING ROOM
13'11" x 15'0" (4.26m x 4.58m)
Ornate coving to the ceiling, picture rail, UPVC single glazed window overlooking the front, central heating radiator and gas fire on a stone hearth with decorative stone surround and solid stone mantle. Built in TV station either side of the chimney breast and tall skirting boards.

SITTING/DINING ROOM
14'9" x 15'0" (4.50m x 4.59m)
Picture rail, living flame effect gas fire on a solid stone hearth with decorative wooden surround, timber single glazed window overlooking the front aspect, central heating radiator and doors providing access to the under stairs storage cupboard and kitchen/breakfast room.

KITCHEN/BREAKFAST ROOM
8'3" x 18'0" (2.53m x 5.50m)
Range of wall and base units with laminate work surface over and tiled splash back above, stainless steel sink and drainer with mixer tap, plumbing and with space under the counter for a washing machine, space for a dryer under the counter, integrated double oven and grill with separate ceramic hob and cooker hood above. Space for a large fridge/freezer freestanding, breakfast bar, strip lighting, central heating radiator and timber side entrance door leading out to rear aspect with UPVC double glazed window and timber single glazed window overlooking the rear aspect.

FIRST FLOOR LANDING
Loft access. Doors to four bedrooms and house bathroom/w.c.

BEDROOM ONE
14'2" x 15'0" (4.32m x 4.58m)
Timber single glazed window overlooking the front elevation, central heating radiator and built in double wardrobe.

BEDROOM TWO
7'9" x 15'1" (2.37m x 4.60m)
Timber single glazed window overlooking the front elevation, central heating radiator and built in double wardrobe.

BEDROOM THREE
8'5" x 10'11" (2.58m x 3.34m)
Central heating radiator and pitch sloping ceiling with two UPVC double glazed windows overlooking the rear and side elevation.

BEDROOM FOUR
11'8" max x 5'10" min x 7'11" (3.57m max x 1.79m min x 2.43m)
Timber single glazed window overlooking the front elevation and central heating radiator.

BATHROOM/W.C.
8'2" x 5'10" (2.50m x 1.80m)
Three piece suite comprising panelled bath with mixer tap and shower attachment, low flush w.c., pedestal wash basin with two taps, UPVC double glazed frosted window overlooking the rear elevation, central heating radiator and fully tiled walls.

OUTSIDE
There is a Yorkshire stone paved pathway running parallel to the front of the house with concrete driveway to the side leading to an attached single garage with manual up and over door, as well as timber door to the side providing access onto a concrete pathway at the rear. Steps lead up to a larger than average overgrown garden with timber panelled surround fences.

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.

SOLAR PANELS OWNED
The property benefits from a system of solar panels which we are advised are owned outright and not subject to a lease agreement.