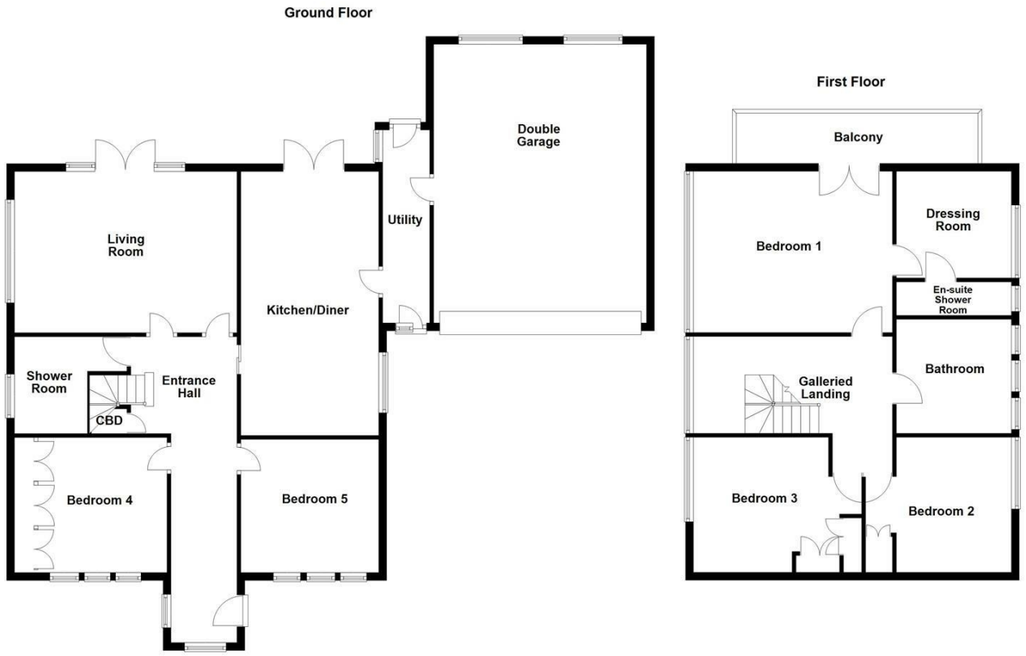
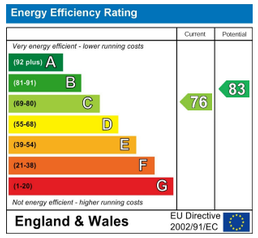


IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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

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

137 Blacker Lane, Netherton, Wakefield, WF4 4EZ

For Sale Freehold £645,000

Finished to an exceptional standard throughout and significantly extended is this outstanding five bedroom executive detached residence enjoys a prime elevated position backing onto open fields and picturesque countryside.

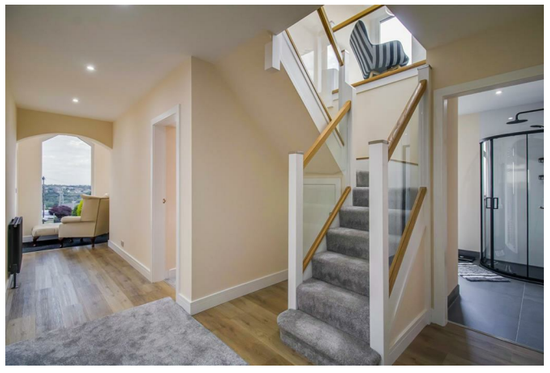
Occupying a select cul-de-sac location, the property offers bespoke, high specification accommodation ideal for modern family living. The ground floor features a welcoming entrance hall, a contemporary open-plan kitchen/diner, a stylish living room, modern shower room, two spacious double bedrooms, a side porch and internal access to the integral double garage. A striking glass balustrade staircase leads to a galleried first floor landing, giving access to three further generously sized double bedrooms. The principal suite boasts a private balcony with far reaching views, a walk in dressing room, and a luxurious en suite shower room. A further contemporary house bathroom completes the first floor. Externally, the property benefits from a substantial driveway providing ample off-street parking and access to the double garage. The rear garden is mainly laid to lawn and features an attractive Indian stone patio, perfect for outdoor entertaining while enjoying the rural outlook.

Set back from the main road in a desirable and peaceful cul-de-sac, the home is well positioned for access to local amenities, including highly regarded schools and shops. Excellent transport links are close at hand, with easy access to the motorway network, ideal for commuters.

Offered for sale with no onward chain, this exceptional and individual family home presents a rare opportunity for those seeking space, quality, and a countryside setting. An early viewing is highly recommended.

ACCOMMODATION

ENTRANCE HALL
UPVC double glazed entrance door, large floor to ceiling window enjoying rolling valley views to the front, UPVC double glazed window to the side aspect, two contemporary radiators, LVT flooring, staircase with glass balustrade and solid oak handrail leading to the first floor landing and doors to two bedrooms, shower room, living room, kitchen/diner and understairs storage cupboard.



BEDROOM FOUR
10'10" x 10'9" (3.31m x 3.3m)
UPVC double glazed windows overlooking the front aspect, inset spotlights, central heating radiator and a range of fitted wardrobes providing a wealth of storage.

BEDROOM FIVE
11'6" x 10'9" (3.53m x 3.29m)
UPVC double glazed windows overlooking the front aspect, inset spotlights and central heating radiator.

SHOWER ROOM/W.C.
8'5" (max) x 6'2" (min) x 8'2" (2.59m (max) x 1.88m (min) x 2.51m)
Modern three piece suite comprising enclosed corner shower cubicle with mixer shower, low flush w.c. and large ceramic wash basin with chrome mixer tap. Large vanity mirror, fully tiled floor, inset spotlights, chrome ladder style radiator, extractor fan and UPVC double glazed frosted window overlooking the side aspect.

LIVING ROOM
13'4" x 18'7" (4.08m x 5.67m)
UPVC double glazed window overlooking the side aspect, inset spotlights, central heating radiator, a set of UPVC double glazed French doors with panel windows and built in blinds leading out to the landscaped rear garden.

KITCHEN/DINER
11'9" x 22'1" (3.59m x 6.75m)
Range of modern shaker style wall and base units with quartz work surface, sink and drainer with swan neck mixer tap incorporating instant hot tap, integrated oven and grill with microwave oven above, five ring gas hob and cooker hood. Integrated dishwasher, integrated fridge/freezer, central island with quartz work surface, inset spotlights, UPVC double glazed window overlooking the side aspect, two contemporary radiator, LVT flooring, a set of UPVC double glazed French doors to the rear garden with built in blinds and door providing access into the side porch.

SIDE PORCH
Wealth of storage with fitted cloakroom cupboard doors, UPVC double glazed window overlooking the rear garden, central heating radiator, solid door to the double garage, inset spotlights, UPVC double glazed doors to the front and rear.

DOUBLE GARAGE
17'10" x 24'6" (5.45m x 7.48m)
Brand new flat roof, electric quarter panelled door, space and plumbing for a washing machine and dryer. Combi condensing boiler is housed in here, UPVC double glazed windows overlooking the rear aspect, power and light.

FIRST FLOOR LANDING
Galleried landing with glass balustrade, UPVC double glazed windows overlooking the side elevation with stunning rolling valley views, central heating radiator and doors to three bedrooms and house bathroom.

BEDROOM ONE
13'1" x 16'8" (3.99m x 5.10m)
UPVC double glazed windows to one wall overlooking the side elevation, two central heating radiators, pitch sloping ceiling with inset spotlights, door to the dressing room and a set of UPVC double glazed French doors leading to the balcony.

BALCONY
4'6" x 20'4" (1.38m x 6.20m)
Glass balustrade with chrome handrail and composite decking overlooking the open aspect rear views

DRESSING ROOM
9'8" x 8'11" (2.96m x 2.74m)
UPVC double glazed window overlooking the side elevation, inset spotlights, central heating radiator and door to the en suite shower room.

EN SUITE SHOWER ROOM/W.C.
2'9" x 9'9" (0.85m x 2.98m)
Modern three piece suite comprising enclosed shower cubicle with electric shower, vanity wash hand basin with chrome mixer tap and concealed cistern low flush w.c. UPVC double glazed frosted window overlooking the side elevation, extractor fan and inset spotlights.

BEDROOM TWO
12'7" x 10'5" (3.84m x 3.18m)
Built in double wardrobe, central heating radiator and UPVC double glazed window overlooking the side elevation.

BEDROOM THREE
13'7" x 10'4" (4.16m x 3.17m)
Two double fitted wardrobes, UPVC double glazed window overlooking the side elevation, central heating radiator and inset spotlights.

BATHROOM/W.C.
9'7" x 9'0" (2.94m x 2.76m)
Four piece suite comprising panelled bath, large ceramic wash basin with chrome mixer tap, larger than average shower cubicle with mixer shower and low flush w.c. Chrome ladder style radiator, inset spotlights, extractor fan, UPVC double glazed frosted windows overlooking the side elevation.

OUTSIDE
To the front is a sweeping driveway leading to the double garage with manicured planted borders on all sides and steps leading to the front door. To the rear is a south facing landscaped garden incorporating Indian stone paved patio area, perfect for entertaining and dining purposes and an L-shaped lawned flowing around the side of the property with an allotment style bed, surrounded by timber fencing enjoying far reaching views.

PLEASE NOTE
Part exchange would be considered by the vendor. Further details available upon request.

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

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.