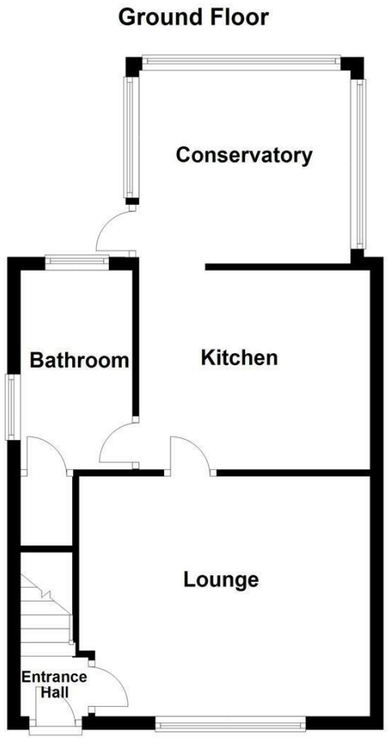
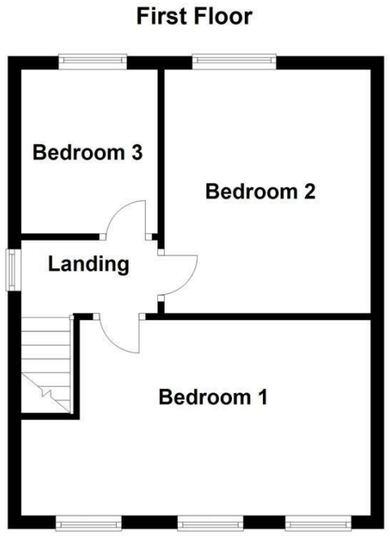
Richard Kendall Estate Agent

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

NORMANTON 01924 899 870 | PONTEFRACT & CASTLEFORD 01977 798 844





36 Highfield Road, Netherton, Wakefield, WF4 4NB

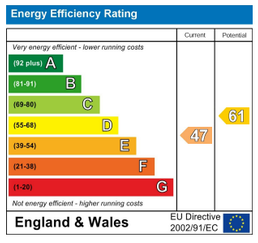
For Sale Freehold Guide Price £190,000 - £200,000

Offered for sale with no chain involved and vacant possession as well as benefiting from a conservatory to the rear is this spacious three bedroom semi detached house.

The accommodation comprises entrance hall, lounge, modern fitted kitchen, bathroom and conservatory. To the first floor there are three bedrooms. Outside, there is a low maintenance garden to the front and a driveway providing off street parking. To the rear there is a lawned garden incorporating stone flagged patio areas.

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

An ideal home for the couple or growing family. 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
Composite entrance door, radiator, stairs to the first floor landing. Door into the lounge.

LOUNGE
14'6" x 11'10" (4.42m x 3.63m)
Gas fire within marble fire surround, UPVC double glazed window to the front. Door into the kitchen.

KITCHEN
11'5" x 8'4" (3.50m x 2.56m)
A range of modern fitted wall and base units with solid wood block work surface over incorporating sink and drainer with mixer tap, space for cooker, integrated slimline dishwasher, integrated fridge and freezer, radiator, Karndean flooring, display cabinets, recessed ceiling spotlights, Stoves cooker hood over space for cooker, integrated washing machine, tiled splashback, squared archway opens into the conservatory and door into the bathroom/w.c.

CONSERVATORY
9'7" x 9'7" (2.93m x 2.94m)
UPVC double glazed on a brick built base with a UPVC door to the side, two low level radiators, Karndean flooring.

BATHROOM/W.C.
8'4" x 5'10" (2.56m x 1.78m)
Low flush w.c., wash basin over pedestal and panelled bath. UPVC double glazed frosted windows to the side and rear. Radiator, tiled walls, laminate flooring, coving to the ceiling and door to understairs cloaks storage.

FIRST FLOOR LANDING
UPVC double glazed window to the side, loft access, doors to three bedrooms.

BEDROOM ONE
9'7" x 17'11" max x 14'6" min (2.94m x 5.47m max x 4.44m min)
Three UPVC double glazed windows to the front, radiator.

BEDROOM TWO
11'0" x 7'9" to wardrobes x 9'11" into wardrobes (3.37m x 2.37m to wardrobes x 3.03m into wardrobes)
Fitted wardrobes with sliding doors into one wall, UPVC double glazed window to the rear and radiator.

BEDROOM THREE
8'0" x 7'8" (2.46m x 2.35m)
UPVC double glazed window to the rear, radiator.

OUTSIDE
Lawned garden to the rear with two stone flagged patio areas and two timber framed sheds. Low maintenance flagged garden.

COUNCIL TAX BAND
The council tax band for this property is A

EPC RATING
To view the full Energy Performance Certificate please call into one of our local offices.

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.