Richard Kendall Estate Agent

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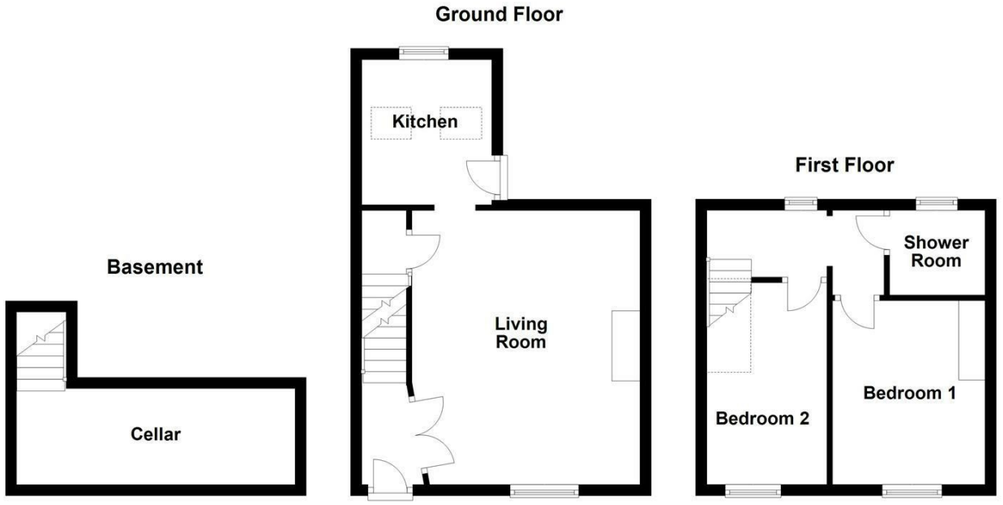
NORMANTON 01924 899 870 | PONTEFRACT & CASTLEFORD 01977 798 844



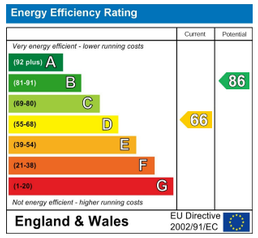
# 36 Upper Lane, Netherton, Wakefield, WF4 4NQ

## For Sale Freehold £155,000

Presented to an excellent standard, this two bedroom traditional terraced home is offered in ready to move into condition, situated within a highly sought after residential area. The property features sealed unit double glazed windows and a gas fired central heating system, ensuring comfort and efficiency throughout.

The welcoming entrance hall opens via double doors into a generously proportioned living room, which in turn leads through an archway into the rear kitchen extension. This impressive space boasts a vaulted ceiling and is fitted with a modern range of cupboards and integrated cooking appliances. To the first floor, there are two well sized bedrooms served by a recently refitted shower room, finished to a high standard with a stylish contemporary black and white suite. Externally, the property benefits from a small buffer style garden to the front and a larger garden to the rear, ideal for outdoor entertaining.

The house is located in a popular village on the western fringe of Wakefield. The village offers an excellent range of local shops, schools, and recreational facilities, while the nearby city centre provides a broader selection of amenities, including a mainline railway station and convenient access to the national motorway network.




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

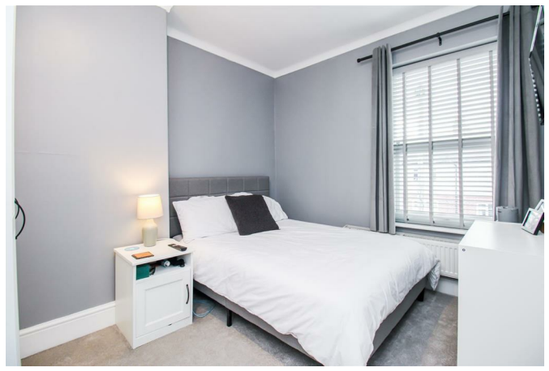
### ENTRANCE HALL
UPVC front entrance door into the entrance door, stairs to the first floor landing, double doors to the living room.

### LIVING ROOM
16'0" x 13'5" (4.9m x 4.1m)
UPVC double glazed sash style window to the front, double central heating radiator, and the cellar head with space and plumbing for a washing machine and steps that lead down to a useful storage cellar.

### KITCHEN
8'6" x 7'6" (2.6m x 2.3m)
UPVC double glazed window to the rear, external door to the side, two Velux roof lights, central heating radiator. Fitted with a good range of gloss white fronted wall and base units with wood effect laminate worktops with tiled splashbacks and incorporating a composite sink unit. Four ring ceramic hob with stainless steel filter hood over, built in AEG double oven, space for an under counter fridge.

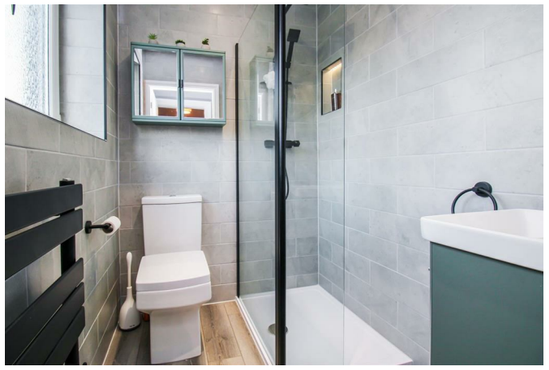
### FIRST FLOOR LANDING
UPVC double glazed window to the rear, central heating radiator. Doors to two bedrooms and the shower room.

### BEDROOM ONE
10'9" x 9'2" (3.3m x 2.8m)
UPVC double glazed window to the front, double central heating radiator.



### BEDROOM TWO
11'9" x 7'2" (max) (3.6m x 2.2m (max) )
UPVC double glazed window to the front, central heating radiator, and built in over-stair cupboards.

### SHOWER ROOM
5'6" x 4'11" (1.7m x 1.5m)
Frosted UPVC double glazed window to the rear, tiled walls, extractor fan, heated towel rail. Refitted to a lovely standard with a contemporary style black and white suite comprising shower cubicle with glazed screen and twin head shower, vanity wash basin with cupboard under, and low suite W.C..



### OUTSIDE
To the front, the property has on street parking as well as a small buffer style garden with steps up to the front door. To the rear of the house, there is a further yard area with steps leading up to a lovely artificial lawn and sitting 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.