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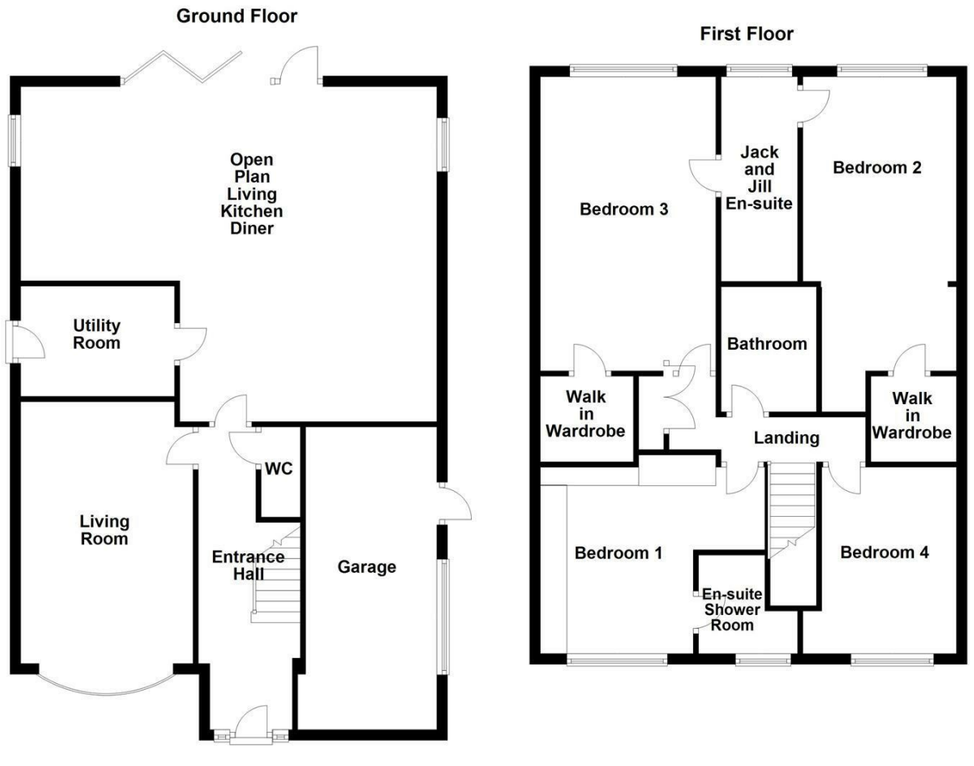


51 Brookfields, Netherton, Wakefield, WF4 4NL

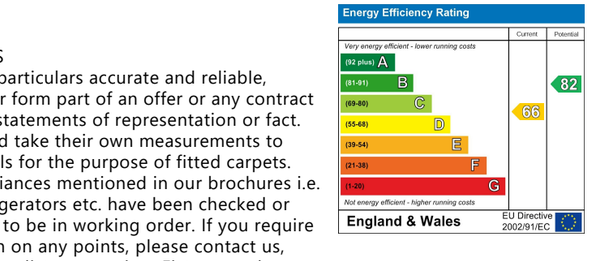
For Sale Freehold Asking Price £455,000

Boasting a two storey full width extension to the rear and offering spacious and flexible accommodation throughout is this superbly appointed four bedroom executive detached home within this popular part of Netherton.

The property fully comprises of large entrance hall with access into a modern downstairs w.c., spacious living room with feature fireplace and extended open plan living kitchen dining area with integrated appliances, underfloor heating and bi-folding doors out to the rear garden, as well as access to a separate utility room. To the first floor landing there are four double bedrooms (with three bedrooms benefitting from en suite facilities and two bedrooms with walk in wardrobes) and a stunning three piece suite house bathroom serving the landing and a spacious double doored storage cupboard. Outside to the front there's a large block paved driveway providing ample off road parking for at least four vehicles leading to an attached single garage. Whilst to the rear, a low maintenance paved garden, perfect for al fresco dining with low maintenance pebbled edges and timber panelled surround fences on all three sides.

The property is within close proximity to the local amenities and schools located within the sought after village of Netherton, with main bus routes running to and from Wakefield and Huddersfield. The M1 motorway is only a short distance away, perfect for the commuter looking to travel further afield.

Simply a fantastic home, ideal for the growing family which truly deserves a full internal inspection to fully reveal the quality and spacious accommodation on offer.



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
Two UPVC double glazed frosted windows on either side of the door, staircase with solid wood handrail and glass balustrade leading to the first floor landing, central heating radiator, coving to the ceiling and solid oak doors with chrome handles to the downstairs w.c., kitchen and living room.

LIVING ROOM
10'7" x 16'1" (3.25m x 4.91m)
UPVC double glazed bow window overlooking the front aspect, central heating radiator, coving to the ceiling and decorative fireplace with electric fire within.

W.C.
2'5" x 8'11" (0.75m x 2.72m)
Low flush w.c., part tiled walls, fully tiled floor, ceramic wash basin with mixer tap built into high gloss vanity cupboards and wall mounted extractor fan.

OPEN PLAN LIVING KITCHEN DINER
20'7" (max) x 11'10" (min) x 25'4" (6.29m (max) x 3.63m (min) x 7.73m)
Range of wall and base high gloss units with granite work surface over and granite upstanding above, central island with breakfast bar incorporating 1.5 stainless steel sink with drainer cut into the work surface and chrome mixer tap with swan neck above. Integrated wine cooler, integrated oven and grill with integrated combi oven and warming tray below, AEG full size dishwasher, five ring induction hob with large chrome extractor above with clear glass splash back and integrated fridge and freezer. Inset spotlights to the ceiling, plinth light and over lighting, porcelain tiled floor, gas underfloor heating, new aluminium bi-folding doors leading out to the rear garden with two UVPC double glazed frosted windows on either side. Solid oak door with chrome handle leading into the separate utility room.

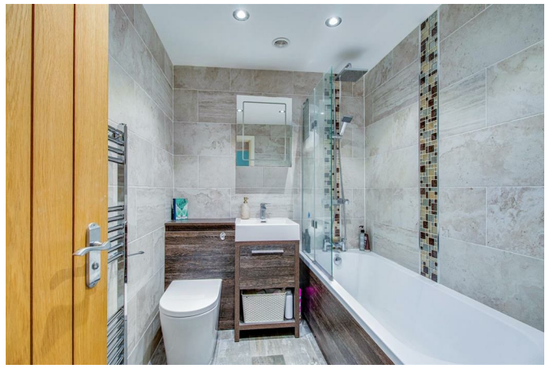
UTILITY ROOM
9'5" x 6'3" (2.88m x 1.92m)
Range of wall and base high gloss units with chrome handles and laminate work surface over incorporating stainless steel sink with mixer tap, plumbing and drainage for a washing machine and space for a dryer under the counter. Central heating radiator, fully porcelain tiled floor and inset spotlights to the ceiling. Composite side entrance door.

FIRST FLOOR LANDING
Loft access. Solid oak doors providing access to four bedrooms, modern house bathroom/w.c. and double doors leading to a storage cupboard with fixed shelving and light within.

BEDROOM ONE
14'4" (max) x 9'4" (min) x 12'2" (4.37m (max) x 2.87m (min) x 3.73m)
Inset spotlights to the ceiling, coving to the ceiling, UPVC double glazed window overlooking the front elevation, central heating radiator and a range of fitted wardrobes and fitted drawers with storage cupboards running above where the current bed frame is housed and downlights. Bi-folding wooden door provides access into the en suite shower room/w.c.

EN SUITE SHOWER ROOM/W.C.
6'5" (max) x 5'1" (min) x 2'6" (1.97m (max) x 1.56m (min) x 0.77m)
Three piece suite comprising enclosed curved corner shower cubicle with double glass doors and electric shower within, concealed low flush w.c. and ceramic wash basin with chrome mixer tap built into vanity cupboard. Fully tiled walls, laminate floor, chrome ladder style radiator, UPVC cladding with chrome strips and inset spotlights to the ceiling. UPVC double glazed frosted window overlooking the front elevation.

BATHROOM/W.C.
7'6" x 6'0" (2.29m x 1.85m)
Three piece suite comprising panelled bath with folding glass shower screen, mixer tap and separate mixer shower over with chrome rain shower head and shower attachment. Concealed low flush w.c., laminate wash basin with chrome mixer tap built into vanity drawer below, chrome ladder style radiator, fully tiled floor and walls. Extractor fan and inset spotlights to the ceiling.



BEDROOM FOUR
11'3" x 8'3" (min) x 9'5" (max) (3.44m x 2.53m (min) x 2.88m (max))
UPVC double glazed window overlooking the front elevation, central heating radiator and coving to the ceiling.

BEDROOM TWO
20'10" x 8'3" (min) x 9'4" (max) plus walk in area (6.37m x 2.52m (min) x 2.87m (max) plus walk in are)
Inset spotlights to the ceiling, UPVC double glazed window overlooking the rear elevation, central heating radiator and two solid oak doors with chrome handles leading to the walk in wardrobe and Jack and Jill en suite shower room.

WALK IN WARDROBE
5'1" x 5'3" (1.55m x 1.61m)
Wardrobe rails and inset spotlights to the ceiling.

JACK AND JILL EN SUITE
4'7" x 12'0" (1.41m x 3.66m)
Three piece suite comprising shower cubicle with stand alone glass L-shaped screen, chrome rain shower head, shower attachment and fully tiled walls. Large ceramic wash basin with chrome mixer tap built into high gloss vanity drawers, low flush w.c., part tiled walls, fully tiled floor and UPVC double glazed frosted window overlooking the rear elevation. Inset spotlights to the ceiling, extractor fan and chrome ladder style radiator. Solid oak door with chrome handle leading into bedroom three.

BEDROOM THREE
10'8" x 17'9" (3.27m x 5.42m)
Inset spotlights to the ceiling, UPVC double glazed window overlooking the rear elevation, central heating radiator and solid oak door with chrome handle leading into a walk in wardrobe.

WALK IN WARDROBE
5'5" x 5'8" (1.67m x 1.74m)
Wardrobe rails and inset spotlights to the ceiling.

GARAGE
Electric panelled door, composite side entrance door and UPVC double glazed frosted window to the side.

OUTSIDE
To the front of the property there is a large block paved driveway providing ample off road parking for at least four vehicles leading to an attached single garage. Block paved pathway and paved pathway run down the side with a timber gate accessing the rear garden. The rear garden is completely paved, perfect for entertaining and dining purposes with low maintenance pebbled edge with timber panelled surround fences on all three sides making it completely enclosed to the rear.

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.