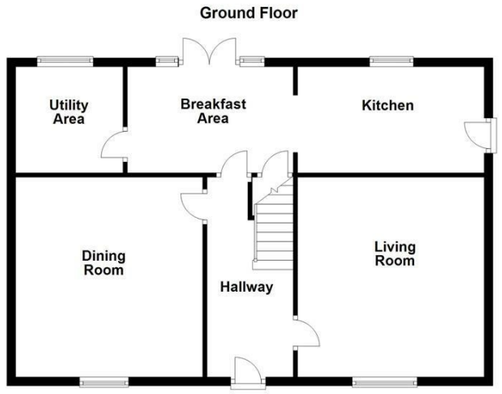
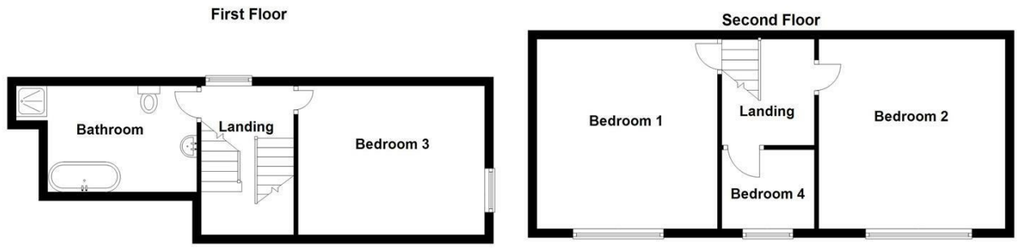


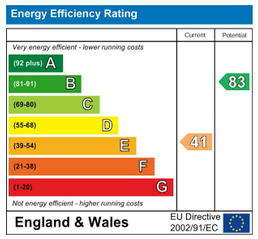


IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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

18 Upper Lane, Netherton, Wakefield, WF4 4NQ

For Sale Freehold £325,000

Offered for sale is this deceptively spacious four bedroom semi detached property situated in the heart of Netherton offering tremendous character and original features throughout.

The property briefly comprises of two reception rooms, kitchen/breakfast room with separate utility area. The first floor leads to the house bathroom/w.c. and bedroom. A further set of stairs leads to the second floor which leads to three further bedrooms. Outside there are low maintenance gardens to the front and rear with a single detached garage to the left with grassed area and drive with standing for two further vehicles.

The property would suit a wide range of buyers including the growing family and an early viewing is essential to avoid disappointment.

ACCOMMODATION

ENTRANCE HALLWAY
6'5" x 14'11" (1.96m x 4.55m)
Composite door, central heating radiator, stairs to the first floor landing and doors to the dining room, kitchen/breakfast room and living room.

LIVING ROOM
14'2" x 14'0" (4.32m x 4.28m)
Two central heating radiators, UPVC double glazed window to the front aspect, coving to the ceiling, ceiling rose, picture rail and coal feature fireplace with hearth and surround.

DINING ROOM
14'1" x 14'0" (4.31m x 4.27m)
Two central heating radiators, UPVC double glazed window to the front aspect, coving to the ceiling, ceiling rose and feature gas fireplace with hearth and surround.

BREAKFAST AREA
Door to the utility room and an opening steps down into the kitchen. Solid hard wood flooring and UPVC double glazed French doors to the rear garden.

UTILITY AREA
7'9" x 7'10" (2.38m x 2.4m)
Space and plumbing for a washing machine and dryer. Inset chrome sink with taps and UPVC double glazed window to the rear aspect.

KITCHEN
11'10" x 7'11" (3.62m x 2.42m)
Range of modern fitted wall and base units with laminate work surface over and tiled splash back. Space and plumbing for a Rangemaster cooker, space for a fridge and freezer. Door to the rear garden.

FIRST FLOOR LANDING
Doors to the bathroom and bedroom three. A further set of stairs leading to the second floor landing and UPVC double glazed window to the rear aspect.

BEDROOM THREE
10'9" x 12'5" (3.3m x 3.80m)
Central heating radiator and UPVC double glazed window to the side aspect.

BATHROOM/W.C.
7'8" x 13'6" (2.36m x 4.14m)
Modern four piece suite comprising low flush w.c., pedestal wash basin, freestanding roll top and built in shower unit. Partially tiled walls, built in storage cupboard, central heating radiator and UPVC double glazed frosted window to the rear aspect.

SECOND FLOOR LANDING
Doors to three further bedrooms.

BEDROOM ONE
14'2" x 12'5" (4.34m x 3.8m)
Built in wardrobes, coving to the ceiling, UPVC double glazed window to the front aspect and central heating radiator.

BEDROOM TWO
14'2" x 14'0" (4.32m x 4.27m)
Central heating radiator, UPVC double glazed windows to the front aspect, dado rail, coving to the ceiling and decorative coal fireplace.

BEDROOM FOUR
6'5" x 6'2" (1.98m x 1.89m)
Central heating radiator, coving to the ceiling and UPVC double glazed window to the front aspect.

OUTSIDE
To the front of the property is a gated low maintenance garden with paved pathway to the front door. To the right is a gated stone pathway leading to the rear where there is a walled garden with paved patio running the full length of the house. To the left of the property is a single detached garage with grassed area and drive with standing for two further vehicles.

WHY SHOULD YOU LIVE HERE?
What our vendor says about their property:
"The desirable village of Netherton is situated minutes away from excellent communication routes, the Junior and Infant village school has an Ofsted rating of 'good' and the village enjoys full fibre broadband access, there is a traditional village Pub plus a popular social club with it's own football team, a dispensing pharmacy, NHS Dentist and two village shops, all in all Netherton is very nice place to live, with only a short drive to popular pubs, supermarkets and restaurants nearby."

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

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.