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

51 Upper Lane, Netherton, Wakefield, WF4 4NQ

For Sale Freehold £225,000

Situated in Netherton is this superbly presented extended three bedroom semi detached property benefitting from driveway parking, detached garage and rear garden.

The property briefly comprises of the entrance hall, dining room, modern kitchen with downstairs w.c. and extended sitting room. The first floor landing has access to three bedrooms and family bathroom/w.c. Externally there is driveway parking and a well maintained rear garden.

The property is ideally located for all local shops and amenities that Netherton has to offer and surrounding town such as Horbury and Ossett.

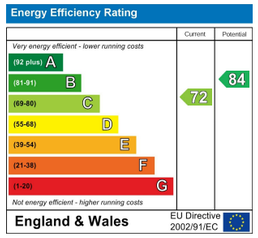
Done to a high standard and ready to move into, a viewing is highly recommended.

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
Front entrance door, stairs to the first floor landing, access to the kitchen and dining room.

DINING ROOM
12'11" x 10'9" (3.95m x 3.3m)
UPVC double glazed window to the front elevation, central heating radiator, wood effect flooring and original feature fireplace with wood surround.

KITCHEN
13'11" x 9'8" (4.25m x 2.95m)
Modern kitchen with an array of wall and base units plus central island with inset sink, integrated induction hob and wine cooler. Integrated double oven and microwave, spotlights to the ceiling, access to the downstairs w.c. and opening into the extended sitting room.

SITTING ROOM
13'7" x 11'0" (4.16m x 3.37m)
Bi-folding doors to the rear, two velux windows and ladder style radiator.

W.C.
Low flush w.c. and wash hand basin.

FIRST FLOOR LANDING

BEDROOM ONE
12'11" x 11'11" (3.95m x 3.65m)
Two UPVC double glazed windows to the rear elevation, central heating radiator and fitted wardrobes with sliding doors.

BEDROOM TWO
10'11" x 10'7" (3.35m x 3.23m)
Two UPVC double glazed windows to the front and central heating radiator.

BEDROOM THREE
9'2" x 7'0" (2.8m x 2.15m)
UPVC double glazed window to the rear elevation and central heating radiator.

BATHROOM/W.C.
8'10" x 6'6" (2.7m x 2.0m)
UPVC double glazed frosted window to the front elevation. Four piece suite comprising corner shower cubicle, bath suite, wash hand basin and low flush w.c.

OUTSIDE
To the front of the property is driveway parking with ample space for two/three vehicles. To the rear is a low maintenance decked seating area with steps down to a lawn with further decked patio area to the rear.

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.

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.