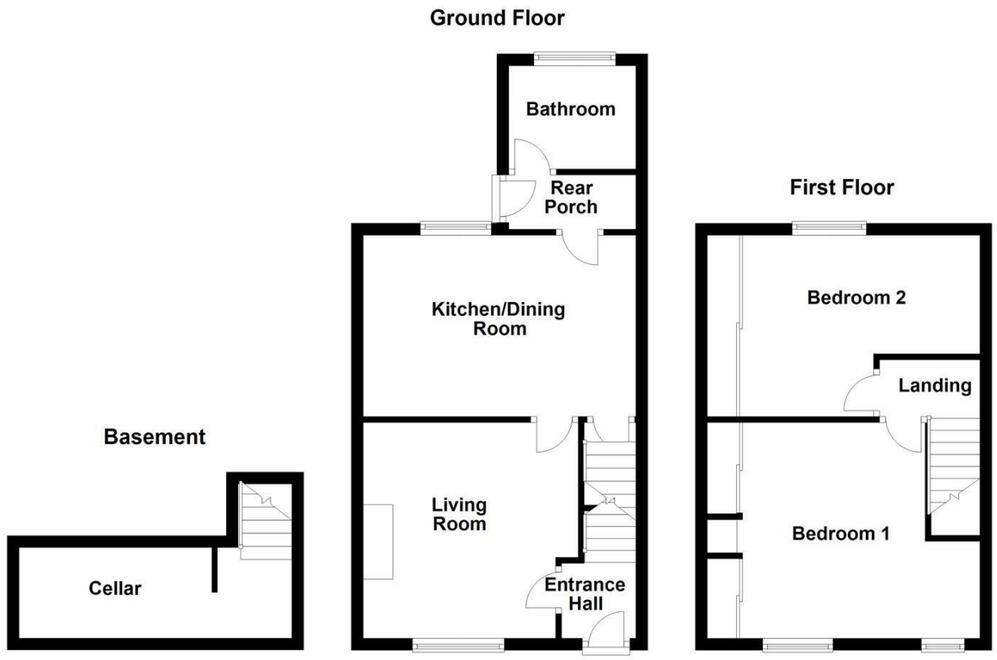
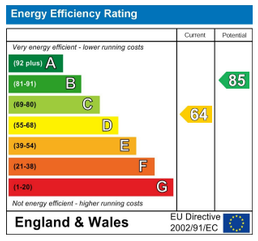


IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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

194 Netherton Lane, Netherton, Wakefield, WF4 4HJ

For Sale Freehold £135,000

A fantastic opportunity to purchase this two bedroom mid terrace house benefitting from well proportioned accommodation, useful cellar room and low maintenance gardens.

With UPVC double glazing and gas central heating, the property briefly comprises of entrance hall, living room with feature fireplace and kitchen/diner with access down to the cellar room, rear porch and three piece suite house bathroom/w.c. The first floor landing leads to two double bedrooms, both with fitted wardrobes. Outside to the front of the property there is a low maintenance buffer garden and a rear yard and Yorkshire stone paved seating area within.

The property is well placed for local amenities including shops and schools. Local bus routes are nearby and there is good access to the motorway network.

An ideal home for the professional couple or family looking to gain access onto the property market and a viewing comes recommended.

ACCOMMODATION

ENTRANCE HALL
UPVC double glazed frosted sunlight above the door, central heating radiator, staircase to the first floor landing and coving to the ceiling. Door proving access into the living room.

LIVING ROOM
10'10" (min) x 12'0" (max) x 11'11" (3.31m (min) x 3.66m (max) x 3.64m)
UPVC double glazed window overlooking the front aspect, central heating radiator, coving to the ceiling and electric fire on a marble hearth with marble matching interior and wooden decorative surround. Door providing access to the kitchen/diner.

KITCHEN/DINING ROOM
10'0" x 15'1" (3.05m x 4.62m)
Range of wall and base units with laminate work surface over and tiled splash back, 1 1/2 stainless steel sink and drainer with mixer tap, integrated double oven and grill with five ring hob, combi condensing boiler. Space for a freestanding fridge/freezer, space and plumbing for a washing machine, laminate flooring, central heating radiator and coving to the ceiling. UPVC double glazed window overlooking the rear aspect, door providing access into the rear porch and door with staircase leading to the cellar room.

CELLAR
10'9" x 5'0" (3.28m x 1.53m)
Provides useful storage. Light within and original curing table.

REAR PORCH
Laminate flooring, UPVC double glazed door leading out to the rear yard, coving to the ceiling and door providing access into the downstairs bathroom.

BATHROOM/W.C.
5'8" x 7'1" (1.75m x 2.17m)
Three piece suite comprising corner bath and separate electric shower, pedestal wash basin and low flush w.c. Fully tiled walls, shaver socket point, central heating radiator, wall mounted extractor fan, coving to the ceiling and UPVC double glazed frosted window to the rear aspect.

FIRST FLOOR LANDING
Doors to two bedrooms, coving to the ceiling and loft access.

BEDROOM ONE
12'0" x 10'1" (min) x 13'1" (max) (3.67m x 3.08m (min) x 4.01m (max))
Two fitted wardrobes with mirror glass sliding doors, two UPVC double glazed windows overlooking the front elevation and central heating radiator.

BEDROOM TWO
6'7" (min) x 9'11" (max) x 13'1" (2.02m (min) x 3.04m (max) x 4.0m)
Fitted wardrobes with sliding doors to one wall, UPVC double glazed window overlooking the rear aspect and central heating radiator.

OUTSIDE
To the front of the property there is on street available with a timber gate accessing a concrete pathway to the front door and a low maintenance pebbled front garden. To the rear there is a Yorkshire stone paved seating area and tarmacadam garden.

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.