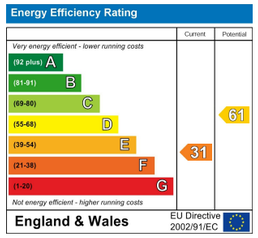

IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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

137 Upper Lane, Netherton, Wakefield, WF4 4HY

For Sale Freehold £695,000

Occupying a generous sized plot with far reaching views to the rear of fields and adjoining countryside is this generously proportioned three bedroom detached family home with large swimming pool room adjoining, which could be utilised for a variety of purposes.

Having double glazing throughout, the accommodation fully comprises entrance/dining room, lounge, kitchen, sun room, rear porch, double garage with electric door and large swimming pool room. Stairs to the first floor lead to three bedrooms (two of which are large doubles) with en suite shower room to the principal bedroom and main house bathroom. Outside, attractive and well manicured lawned gardens to the front, side and rear incorporating stone flagged terrace patio. Set back from the main roadside there is a gated access onto the block paved driveway providing ample off street parking for several vehicles leading to the double garage.

Situated in a popular part of Netherton the property is well placed to local amenities including shops and schools with local bus routes nearby.

Offering huge potential throughout to develop and extend further, subject to consent. This fantastic home, ideal for the growing family set on a sizable plot deserves an early viewing to fully appreciate the accommodation on offer.

ACCOMMODATION

DINING ROOM
20'5" x 13'11" (6.23m x 4.25m)
UPVC entrance door, three double glazed hardwood windows to the front, two radiators, stairs to the first floor landing and coving to the ceiling. Attractive cast iron gas fire with detailed tiled inset with wooden surround and tiled hearth. Doors to the living room, understairs storage and kitchen. Folding door to the swimming pool.

SWIMMING POOL ROOM
15'4" x 39'7" (4.69m x 12.09m)
UPVC double glazed sliding doors onto the terrace patio, dado rail, three radiators, wall mounted air dehumidifier, and UPVC double glazed windows to the sides and rear with further window into the kitchen.
Please note: there is currently no lining within however the vendor has paid for the lining to be fitted and will be done before completion.

KITCHEN
9'11" (max) x 8'0" (max) (3.04m (max) x 2.45m (max))
Range of wall and base units with work surface over incorporating Franke stainless steel sink and drainer with mixer tap, integrated oven and grill, four ring gas hob with stainless steel filter hood above and tiled splash back. Integrated dishwasher, integrated fridge. UPVC double glazed window to the rear, drawers over the base units, display cabinets, radiator, recess ceiling spotlights and fully tiled floor. Door to the sun room.

SUN ROOM
16'7" x 5'5" (min) x 8'11" (max) (5.06m x 1.66m (min) x 2.73m (max))
Coving to the ceiling, two radiators, fully tiled floor, UPVC double glazed sliding patio doors to the rear and doors to the downstairs w.c. and porch. Folding door into the lounge.

LOUNGE
17'2" x 13'10" (5.24m x 4.23m)
Double glazed hardwood walk in bay window, gas fire with marble surround, coving to the ceiling and radiator.

W.C.
Low flush w.c., pedestal wash basin, radiator, UPVC double glazed frosted window to the rear, part tiled walls and tiled floor.

PORCH
UPVC double glazed window to the rear, radiator and fully tiled floor. UPVC door into the garage.

DOUBLE GARAGE
20'5" x 17'3" (6.23m x 5.28m)
Work surface over incorporating sink and drainer with mixer tap, space and plumbing for a washing machine, space for freezer, UPVC double glazed frosted windows to the sides and electric operated door to the front.

FIRST FLOOR LANDING
Coving to the ceiling, double glazed frosted window to the rear, door to three bedrooms and the bathroom.

BATHROOM/W.C.
9'11" x 8'0" (3.03m x 2.45m)
Three piece suite comprising low flush w.c., pedestal wash basin, ceramic tiled bath. Fully tiled walls, UPVC double glazed frosted window to the rear with hardwood window to the side, heated chrome towel radiator and double doors to the airing cupboard housing the boiler.

BEDROOM ONE
14'0" x 12'5" (4.28m x 3.81m)
Double glazed hardwood windows to the front, coving to the ceiling, radiator, fitted wardrobes either side of the chimney breast and double glazed hardwood door leading to the balcony area. Door to en suite shower room.

EN SUITE SHOWER ROOM/W.C.
8'3" (max) x 2'6" (2.52m (max) x 0.78m)
Three piece suite comprising low flush w.c., wash basin and walk in shower tray with mixer shower. Part tiled walls, radiator, double glazed hardwood window to the rear.

BEDROOM TWO
14'0" x 10'1" (4.27m x 3.09m)
Double glazed hardwood windows to the front and side, radiator and door to storage cupboard.

BEDROOM THREE
7'10" (max) x 5'8" (min) x 10'0" (2.41m (max) x 1.74m (min) x 3.05m)
Double glazed hardwood window to the front and small bulkhead with storage cupboard above.

OUTSIDE
Set back from the main roadside with gated access onto a block paved driveway providing ample off street parking enjoying a generous sized plot with lawned gardens to the front, side and rear. To the rear is a stone flagged patio area.

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

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.

PLEASE NOTE
- The property has suffered from subsidence in the past and has had remedial works carried out. Further information and documentation can be available on request.
- Please be advised the property has a septic tank.