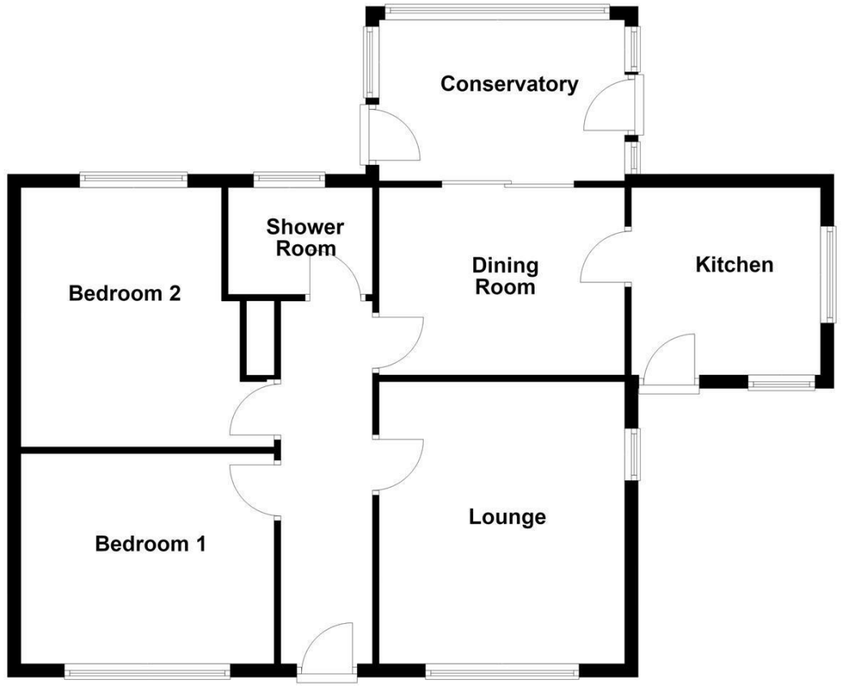
WAKEFIELD 01924 291 294 | OSSETT 01924 266 555 | HORBURY 01924 260 022
NORMANTON 01924 899 870 | PONTEFRACT & CASTLEFORD 01977 798 844

Ground Floor





Rose Dene Balk Lane, Netherton, Wakefield, WF4 4HD

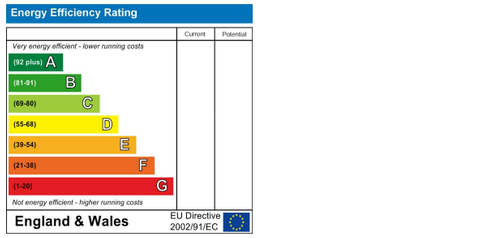
For Sale Freehold £450,000

Offered for sale with vacant possession and no onward chain is this individually built two bedroom detached bungalow, occupying a particularly generous plot in the sought after village of Netherton.

Offering spacious and versatile accommodation throughout, the property provides excellent potential for those looking to create a long-term home and would be particularly well suited to buyers looking to downsize. The accommodation is approached through an entrance porch and hallway, which provides access to the lounge, two well proportioned double bedrooms and the shower room. Bedroom one also benefits from a range of fitted wardrobes. The kitchen is fitted with a range of wall and base units together with space for a variety of appliances and provides access out towards the front of the property. From here, the accommodation flows through the dining and reception areas and into the conservatory, which overlooks and provides direct access to the rear garden. Externally, the property is set within an impressive enclosed plot with block paved driveways to both sides, providing ample off road parking. There are lawned gardens and mature planting to the front, together with an attached garage benefiting from power and lighting. To the rear is a two-tier enclosed garden with lawn and flagged patio areas, providing plenty of space for outdoor dining and relaxation. The property benefits from UPVC double glazing and gas central heating throughout, with the Ideal combination boiler housed within the garage.

Netherton is well placed for countryside walks together with local shops, amenities and schools. Horbury town centre is also within easy reach, offering a wider range of shops, bars, restaurants and public houses, while motorway connections are conveniently accessible for those travelling further afield.

Only a full internal inspection will truly reveal the size, potential and setting this individual bungalow has to offer. An early 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 PORCH
Front entrance porch with UPVC entrance door leading into the hallway.

ENTRANCE HALL
Carpeted flooring and central heating radiator. Doors provide access to the lounge, two bedrooms and shower room, with further access back through to the dining area. Useful storage cupboard and loft access.

KITCHEN
8'11" x 8'8" (2.72m x 2.65m)
UPVC entrance door providing access into the kitchen. Fitted with a range of wall and base units with laminate work surfaces over. Stainless steel sink and drainer with mixer tap. Four ring electric hob, integrated oven and tiled splashbacks. Space and plumbing for a washing machine together with space for a dishwasher and tumble dryer. Linoleum flooring, central heating radiator and extractor fan. UPVC double glazed windows overlooking the front and side elevations. Opening leading through into the dining area.

DINING AREA
13'1" x 10'3" (4.01m x 3.13m)
Carpeted flooring and central heating radiator. Access through to the adjoining reception accommodation.



DINING ROOM
12'1" x 9'7" (3.70m x 2.94m)
Carpeted flooring and central heating radiator. Wall mounted gas fire and useful storage space. UPVC sliding doors provide access into the conservatory.

CONSERVATORY
12'0" x 7'11" (3.66m x 2.43m)
UPVC double glazed windows surrounding, including a tilt and turn window overlooking the side elevation. UPVC door providing access onto the patio. Carpeted flooring, central heating radiator and polycarbonate roof.



LOUNGE
14'9" x 12'0" (4.52m x 3.67m)
UPVC double glazed windows overlooking the front and side elevations. Carpeted flooring and central heating radiator. Feature gas fireplace with decorative surround.



BEDROOM ONE
12'5" x 11'8" (3.81m x 3.57m)
UPVC double glazed window overlooking the front elevation. Carpeted flooring and central heating radiator. Range of fitted wardrobes providing useful storage.



BEDROOM TWO
12'7" x 11'10" (3.86m x 3.63m)
UPVC double glazed window overlooking the rear elevation. Carpeted flooring and central heating radiator.



SHOWER ROOM
6'5" x 4'11" (1.96m x 1.52m)
Fitted with a three piece suite comprising low flush W.C., wash basin set within a vanity unit with mixer tap and walk-in shower enclosure with electric shower and shower attachment. Laminate flooring, chrome ladder style heated towel radiator and wall panelling around the shower area. Frosted UPVC double glazed window overlooking the rear elevation.



ATTACHED GARAGE
20'5" x 11'6" (6.23m x 3.51m)
Attached brick-built garage with manual up and over door, power and lighting. UPVC double glazed window overlooking the side elevation. Ideal gas fired combination boiler housed within the garage.

OUTSIDE
The property occupies a generous enclosed plot approached through timber gated access. Block paved driveways extend to both sides of the property, providing ample off road parking and access to the attached garage. The front garden incorporates lawned areas together with mature planted beds, shrubs and established planting. A ramp provides convenient access to the kitchen entrance. The plot is enclosed by timber fencing and boundary walling. To the rear is a two-tier garden incorporating lawned areas and a flagged patio, providing an ideal space for outdoor seating and entertaining. The garden enjoys a north-westerly aspect and is enclosed by timber fencing.



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 Wakefield 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.