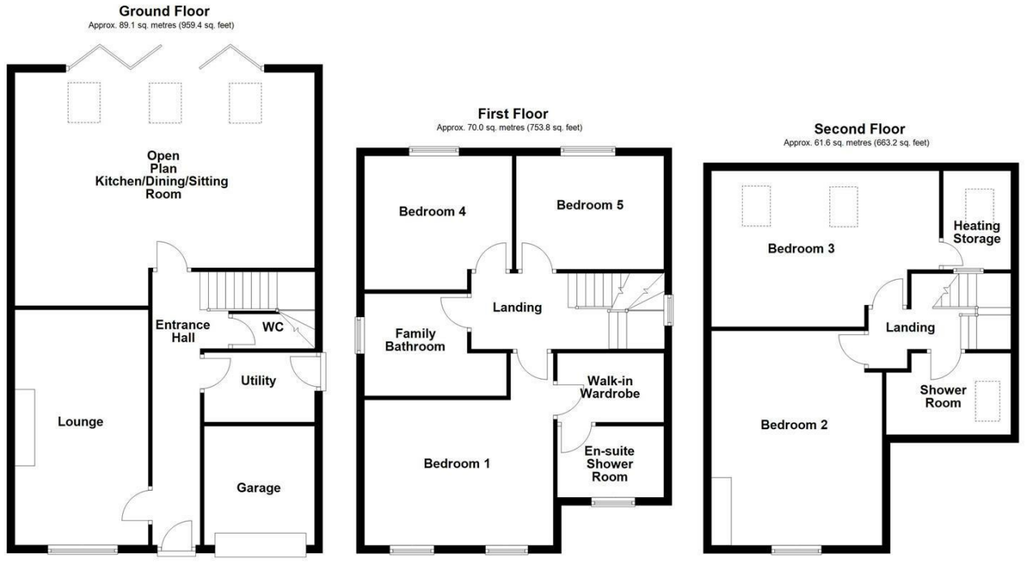


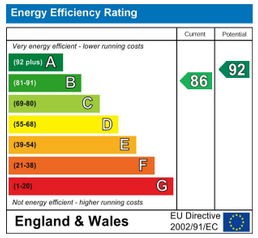
Total area: approx. 220.8 sq. metres (2376.4 sq. feet)

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.

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NORMANTON 01924 899 870 | PONTEFRACT & CASTLEFORD 01977 798 844



11 Netherfield Place, Netherton, Wakefield, WF4 4LS

For Sale Freehold £625,000

Tucked away within this cul-de-sac in the highly sought after village of Netherton, this exceptionally presented five bedroom detached residence offers an outstanding opportunity for family living. Boasting spacious and versatile accommodation arranged over three floors, the property combines elegant interiors with modern design, featuring generous reception space, a contemporary open plan kitchen, and stylish bath and shower rooms. Complemented by beautifully landscaped gardens to both the front and rear, this is a home of true quality that must be viewed to be fully appreciated.

The ground floor comprises a welcoming entrance hall with staircase to the first floor, leading through to a spacious living room and an impressive open plan kitchen, dining and sitting area, designed with modern family living in mind. This superb space is enhanced by bi-folding doors opening onto the rear garden, creating a seamless indoor-outdoor flow. The ground floor is further served by a utility room with external access and a convenient downstairs WC. To the first floor, the landing provides access to three bedrooms and a four piece house bathroom, as well as a staircase rising to the second floor. The principal bedroom benefits from a walk in wardrobe and a private en suite shower room. The second floor offers two further generous double bedrooms, a modern shower room, and additional storage, with one bedroom also providing access to a useful boiler room. Externally, the front garden has been thoughtfully designed for low maintenance living, featuring artificial lawn, porcelain paving, and decorative borders, alongside a driveway providing ample off road parking and access to a garage with electric roller door, power, and lighting. To the rear, the enclosed garden is equally well presented, offering a combination of artificial lawn and porcelain patio, ideal for outdoor dining and entertaining, along with a mature tree and secure fencing, making it perfect for families and pets alike.

Netherton is a highly desirable village location, offering a strong sense of community along with a range of local amenities, including shops, schools, and well regarded public houses, all within walking distance. Further amenities can be found in nearby centres such as Wakefield, Ossett, and Dewsbury, while excellent transport links, including local bus routes, nearby train stations, and convenient access to the M1 motorway, make this an ideal setting for commuters. Surrounded by picturesque countryside, the area is also perfect for those who enjoy scenic walks and outdoor pursuits.

An early internal viewing is highly recommended to fully appreciate everything this exceptional home has to offer.



ACCOMMODATION

GARAGE
8'3" x 9'6" (2.53m x 2.92m)
An electric roller door, power and lighting, and an internal access door from the utility room.

ENTRANCE HALL
3'10" x 22'4" (max) x 13'2" (min) (1.18m x 6.83m (max) x 4.02m (min))
A composite front entrance door with glazed panel leads into a spacious and welcoming hallway with spotlights to the ceiling and underfloor heated flooring throughout. A staircase with glass balustrade rises to the first floor, and doors provide access to the lounge, kitchen/dining/sitting room, utility room, and downstairs WC.

LOUNGE
9'10" x 19'4" (max) x 10'11" (min) (3.0m x 5.91m (max) x 3.35m (min))
A well proportioned reception room featuring a UPVC double glazed window to the front aspect, a column style central heating radiator, and a contemporary flame effect electric fireplace set within a chimney breast media wall.



UTILITY ROOM
8'8" x 5'6" (2.66m x 1.70m)
Fitted with a composite side door with frosted glass panel, spotlights to the ceiling, and tiled flooring with underfloor heating. The room offers a range of modern wall and base units with quartz work surfaces, an inset composite sink with mixer tap and quartz splashback, and space and plumbing for a stacked washing machine and tumble dryer.

DOWNSTAIRS W.C.
6'9" x 2'10" (2.08m x 0.87m)
Comprising spotlights to the ceiling, extractor fan, access to under stairs storage, tiled flooring with underfloor heating, and a chrome ladder style radiator. The suite includes a low flush WC and a ceramic wash basin set within a floating storage unit, complemented by half height tiling.

OPEN PLAN KITCHEN/DINING/SITTING ROOM
16'2" x 24'8" (max) x 19'2" (min) (4.95m x 7.52m (max) x 5.85m (min))
A stunning open plan living space with matte black bi-folding doors providing seamless indoor outdoor living. Features include spotlights, underfloor heated tiled flooring, and three Velux skylights. The kitchen is fitted with a range of modern graphite wall and base units with quartz work surfaces and a central island with waterfall edge and breakfast bar. Integrated appliances include a double oven, microwave, dishwasher, fridge freezer, and a five ring induction hob with extractor above, alongside a 1 1/2 inset composite sink.

FIRST FLOOR LANDING
6'10" x 6'3" (max) x 15'8" (min) (2.10m x 1.93m (max) x 4.78m (min))
With a frosted UPVC double glazed window to the side, spotlights to the ceiling, staircase with glass balustrade leading to the second floor, central heating radiator, and doors to bedrooms one, four, five, and the family bathroom.

BEDROOM ONE
11'11" x 15'5" (max) x 15'7" (min) (3.65m x 4.70m (max) x 4.75m (min))
A spacious principal bedroom with two UPVC double glazed windows to the front aspect, two central heating radiators, spotlights to the ceiling, and access to the walk in wardrobe.



WALK IN WARDROBE
8'10" x 5'8" (2.70m x 1.73m)
Fitted with shelving and hanging rails, with access through to the en suite shower room.

EN SUITE SHOWER ROOM
5'9" x 8'10" (1.76m x 2.70m)
Featuring a frosted UPVC double glazed window to the front, spotlights, extractor fan, and a brass ladder style radiator. The suite comprises a low flush WC, ceramic wash basin within a floating vanity unit, and a walk in shower with rainfall head and handheld attachment, finished with full tiling, brass fittings, and an LED mirror.

BEDROOM FOUR
9'3" x 12'0" (max) x 11'0" (min) (2.84m x 3.68m (max) x 3.37m (min))
A double bedroom with UPVC double glazed window to the rear, central heating radiator, and fitted wardrobes.

BEDROOM FIVE
9'4" x 12'2" (2.86m x 3.72m)
A UPVC double glazed window to the rear, central heating radiator, and partially mirrored fitted wardrobes.

FAMILY BATHROOM
8'6" x 8'3" (max) x 11'10" (min) (2.61m x 2.54m (max) x 3.61m (min))
A stylish bathroom with frosted UPVC double glazed window to the side, spotlights, extractor fan, and matte black ladder-style radiator. The suite includes a low flush WC, wash basin within a floating vanity unit, freestanding bath with mixer tap and shower attachment, and a separate shower cubicle with rainfall shower. Finished with full tiling, matte black fittings, LED mirror, and integrated shelving with LED lighting.



SECOND FLOOR LANDING
3'4" x 11'8" (max) x 6'4" (min) (1.04m x 3.57m (max) x 1.95m (min))
With a frosted window to the rear, central heating radiator, spotlights, and doors leading to bedrooms two and three, as well as the shower room.

BEDROOM TWO
12'6" x 17'7" (max) x 13'11" (min) (3.82m x 5.36m (max) x 4.25m (min))
A bright room with vaulted ceiling, spotlights, central heating radiator, and UPVC double glazed window to the front.



SHOWER ROOM
5'0" x 10'3" (max) x 6'7" (min) (1.53m x 3.13m (max) x 2.01m (min))
Featuring a Velux skylight, access to storage eaves, matte black heated towel rail, concealed cistern WC, and a wash basin set within a vanity unit. A shower cubicle with rainfall shower and handheld attachment completes the space, finished with full tiling, LED mirror, and matte black fittings.

BEDROOM THREE
8'0" x 19'2" (max) x 12'8" (min) (2.46m x 5.85m (max) x 3.87m (min))
A spacious room with vaulted ceiling, two Velux skylights, central heating radiator, and access to loft/heating storage.

HEATING STORAGE
7'11" x 5'2" (2.42m x 1.60m)
Housing the heating system including the boiler and water tank, with a skylight providing natural light.

OUTSIDE
Externally, the front of the property offers a low maintenance garden with an elevated artificial lawn, porcelain paving, decorative pebble beds, and a tarmac driveway providing ample off road parking, all enclosed by stone walling. To the rear is a fully enclosed, low maintenance garden laid mainly to artificial lawn with a paved patio seating area, ideal for outdoor dining and entertaining, and complemented by a mature tree.



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.

EPC RATING
To view the full Energy Performance Certificate please call into one of our local offices.

VIEWINGS
To view please contact our Ossett office and they will be pleased to arrange a suitable appointment.