





15 Netherfield Place, Netherton - WF4 4LS

£595,000 Freehold

Holroyd Miller have pleasure in offering for sale this one of three New Build properties built in stone and occupying a pleasant cul de sac position in the heart of Netherton village west of Wakefield city centre betwixt Wakefield and Huddersfield yet offering excellent commuter links via J39/M1 for those travelling to either Leeds of Sheffield. An internal inspection is essential to appreciate the stunning interior and excellent specification which includes underfloor heating, stunning kitchen and bathrooms with quality fitting and AEG appliances, hot water tap, comprehensive range of appliances, media wall to the living room, feature LED lighting, bathrooms with heated vanity mirrors. Offering flexible family accommodation with up to five bedrooms, three bathrooms, integral garage with automated door, ample off street parking, enclosed gardens. A truly enviable home, available with immediate effect, and includes floor coverings.

Entrance Reception Hallway
With access door to garage, composite double glazed entrance door, Amtico flooring with underfloor heating.

Cloakroom/Utility Room
With wash hand basin, low flush w/c, heated towel rail, fitted worktop area with plumbing for automatic washing machine, Amtico flooring.

Living Room
With feature media wall with recess for television and display recesses, double glazed window, Amtico flooring, underfloor heating, downlighting to the ceiling, opening to...

Stunning Open Plan Kitchen Diner/Family Room
With two sets of bi-folding doors leading onto the rear garden, two double glazed automated Velux roof lights making this a light and airy room with a contemporary style kitchen with contrasting granite worktops and centre island with AEG appliances including, double oven, induction hob, microwave, Bosch dishwasher, fridge and freezer, stainless steel sink unit with mixer hot water tap unit, granite splash backs, one and half bowl sink, downlighting to the ceiling, Amtico flooring.

Stairs Lead to...

First Floor Landing
With feature staircase with glass balustrade, central heating radiator.

Bedroom to Rear
With double glazed window, television point, USB port, central heating radiator.

Bedroom to Rear
With double glazed window, central heating radiator.

House Bathroom
Furnished with contemporary style suite with feature free standing tub bath, wash hand basin set in vanity unit, low flush w/c, shower cubicle all with black sanitary fittings, tiling, double glazed window, heated towel rail.

Master Bedroom to Front
50' 6" x 36' 5" (15.40m x 11.11m)
With two double glazed windows, two central heating radiators.

Adjacent Dressing Room
29' 10" x 19' 8" (9.10m x 6.00m)
Providing excellent storage space with downlighting to the ceiling, central heating radiator.

Ensuite Shower Room
Having wash hand basin set in vanity unit, low flush w/c, walk-in shower, fitted vanity mirror with integrated light, heated towel rail, tiling, double glazed window.

Stairs lead to Second Floor Landing

Bedroom to Rear
18'3" narrowing to 15'11" x 12'8" With two double glazed Velux roof lights, downlighting to the ceiling, central heating radiator, access to...

Boiler Room
With double glazed Velux roof light.

Bedroom to Front
17'7" x 13'11" narrowing to 12'6" With feature vaulted ceiling, downlighting to the ceiling, double glazed window, central heating radiator.

Combined Shower Room
Furnished with contemporary style suite with wash hand basin set in vanity unit, low flush w/c, walk-in shower, heated towel rail, access to eaves storage, double glazed Velux roof light with tiling.

Outside
The property is set well back from the road with driveway providing ample off street parking, adjacent lawn garden area leading to integral garage (4.75m x 2.66m) with automated door with power and light laid on, cold water tap, tiled pathway to the side leads to rear enclosed garden with tiled patio area, formal lawn garden being enclosed with mature trees.

Disclaimer
As part of our legal obligations, Holroyd Miller are required to complete an Anti-Money Laundering (AML) check on a prospective purchaser. A fee of £50.00 inc VAT per person will apply. Payment will be requested once an offer has been accepted to allow us to complete the checks alongside including verification of funding and mortgage arrangements where applicable. Please note that the property may continue to be marketed and Progression of the sale may be delayed until all required checks have been satisfactorily completed.

AI Enhanced.
Please note images have been enhanced using AI-powered editing tools to optimize lighting, colour and image clarity. The photographs are intended for illustrative purposes and



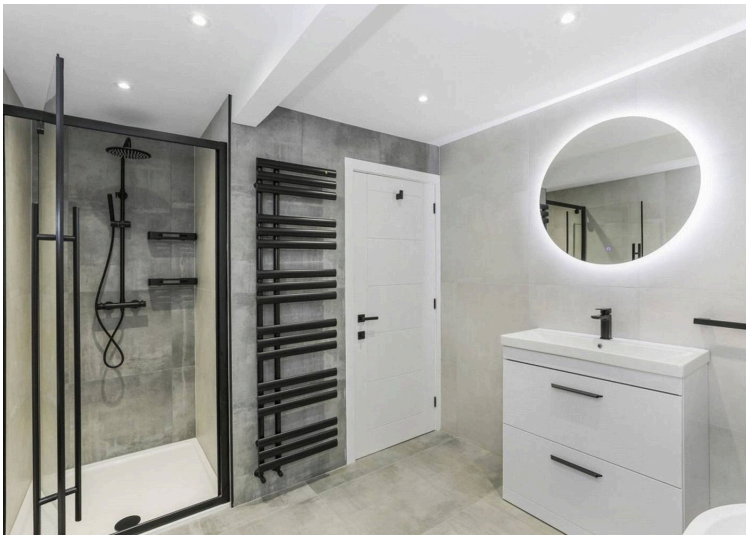










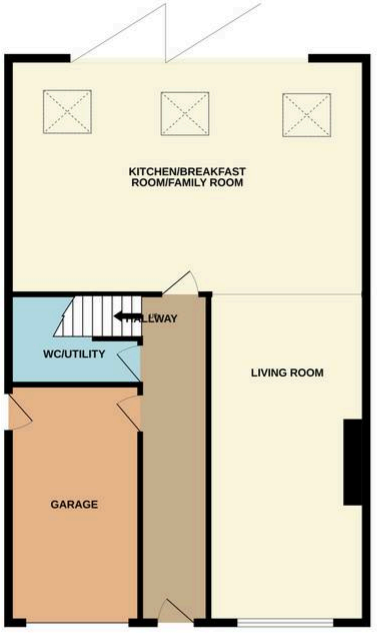





BIG
DREAMS
GOOD
VIBES
NETFLIX



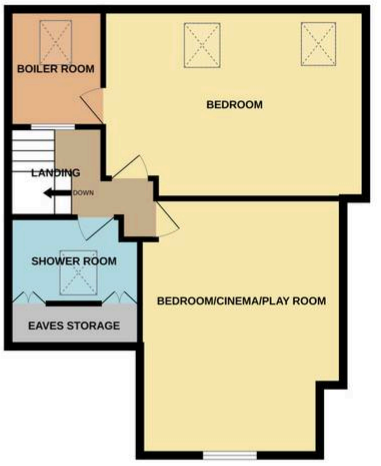
GROUND FLOOR
953 sq.ft. (88.6 sq.m.) approx.



1ST FLOOR
747 sq.ft. (69.4 sq.m.) approx.



2ND FLOOR
655 sq.ft. (60.9 sq.m.) approx.



TOTAL FLOOR AREA : 2356 sq.ft. (218.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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