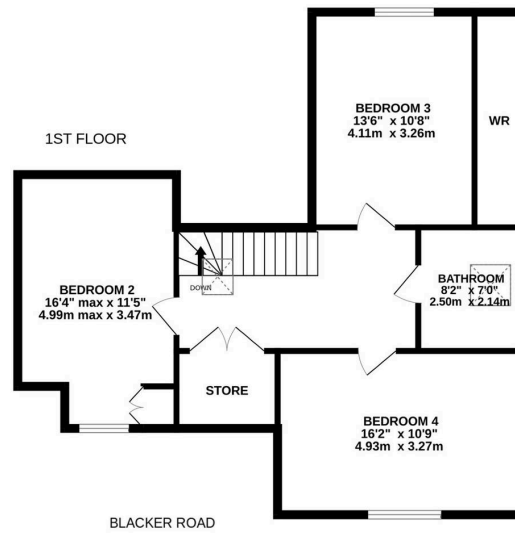
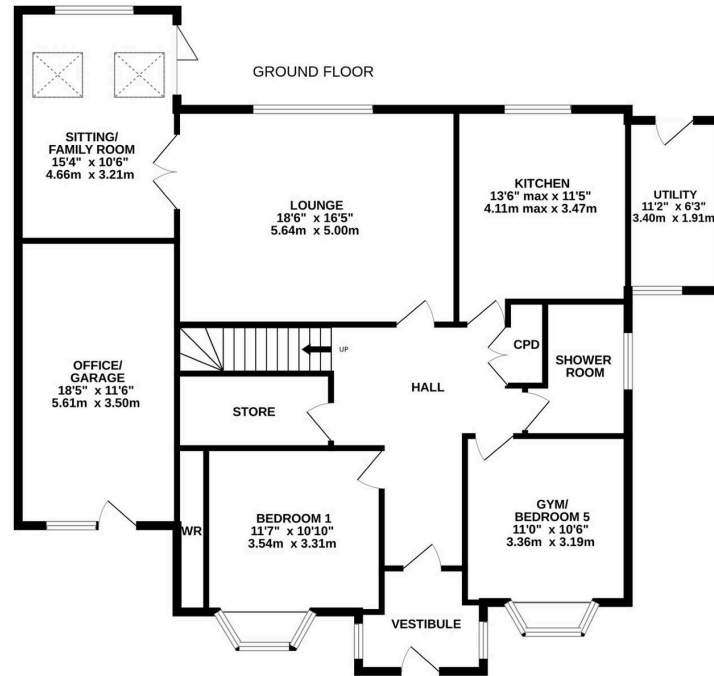




**Park View, Blacker Lane, Netherton**

Wakefield

Offers in Region of **£720,000**



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## Park View, Blacker Lane

Netherton, Wakefield

A BEAUTIFULLY POSITIONED, DETACHED FOUR/FIVE BEDROOM HOME WITH AN OUTSTANDING VIEW TO THE REAR AND DELIGHTFUL, GOOD SIZED, EASY TO MAINTAIN GARDENS. THIS MODERN, SUPERBLY PRESENTED FAMILY HOME HAS MUCH MORE ACCOMMODATION WITHIN THAN WHAT FIRST MIGHT BE IMAGINED, ALL IS FINISHED TO A HIGH STANDARD THROUGHOUT AND MUST BE VIEWED TO BE FULLY UNDERSTOOD AND APPRECIATED. IN A GOOD SIZED GARDEN WITH OUTSTANDING VIEWS TO THE REAR, THE HOME BRIEFLY COMPRISES: large entrance vestibule, superb inner hallway, lounge, second sitting room/family room, breakfast kitchen, utility room, pantry style store, gym/bedroom five, shower room, house bathroom, four double bedrooms, garage which has recently been converted to a high specification home office (easily converted back to a garage if so required), exceptionally large driveway, delightful gardens, and lovely views out over the rear gardens and beyond. In a highly commutable location, the property is presented superbly throughout.

- DETACHED FOUR/FIVE BEDROOM HOME
- OUTSTANDING VIEW TO THE REAR
- ALL IS FINISHED TO A HIGH STANDARD THROUGHOUT
- A BEAUTIFULLY POSITIONED HOME







### **ENTRANCE**

A particularly stylish entrance door of high quality manufacture with inset glazing gives access to the entrance vestibule.

### **ENTRANCE VESTIBULE**

This entrance vestibule has a beautiful slate floor, windows to either side, high ceiling height with chandelier point and shoe cupboard and seat over. A timber glazed door leads through to the hallway.

### **ENTRANCE HALLWAY**

This fabulous large entrance hallway has inset spotlighting to the ceiling and is beautifully presented. It has hall robes with coat hooks and a doorway gives access to a particularly useful cloak/pantry room.

### **LOUNGE**

As the photographs suggest, this large lounge has a broad window giving a panoramic view out over the rear gardens and over the adjoining farmland. This parkland style view has a farm in the distance and is particularly pleasant, there is mature shrubbery and trees, and the view is certainly a fabulous feature to the home. The lounge has a TV/media wall with display plinth, cupboards, drawers and display shelving. The room has inset spotlighting to the ceiling, coving and twin glazed doors gives access through to the second sitting room/family room.





## SECOND SITTING ROOM/FAMILY ROOM

This which acts in some respects as a TV room, it has a very high ceiling height with twin Velux windows which are automated. There is a beautiful gable window giving a stunning view out over the rear gardens and beyond and to the side there are twin glazed doors giving access to the rear terrace gardens and views beyond. From the hallway a further door leads through to the breakfast kitchen.

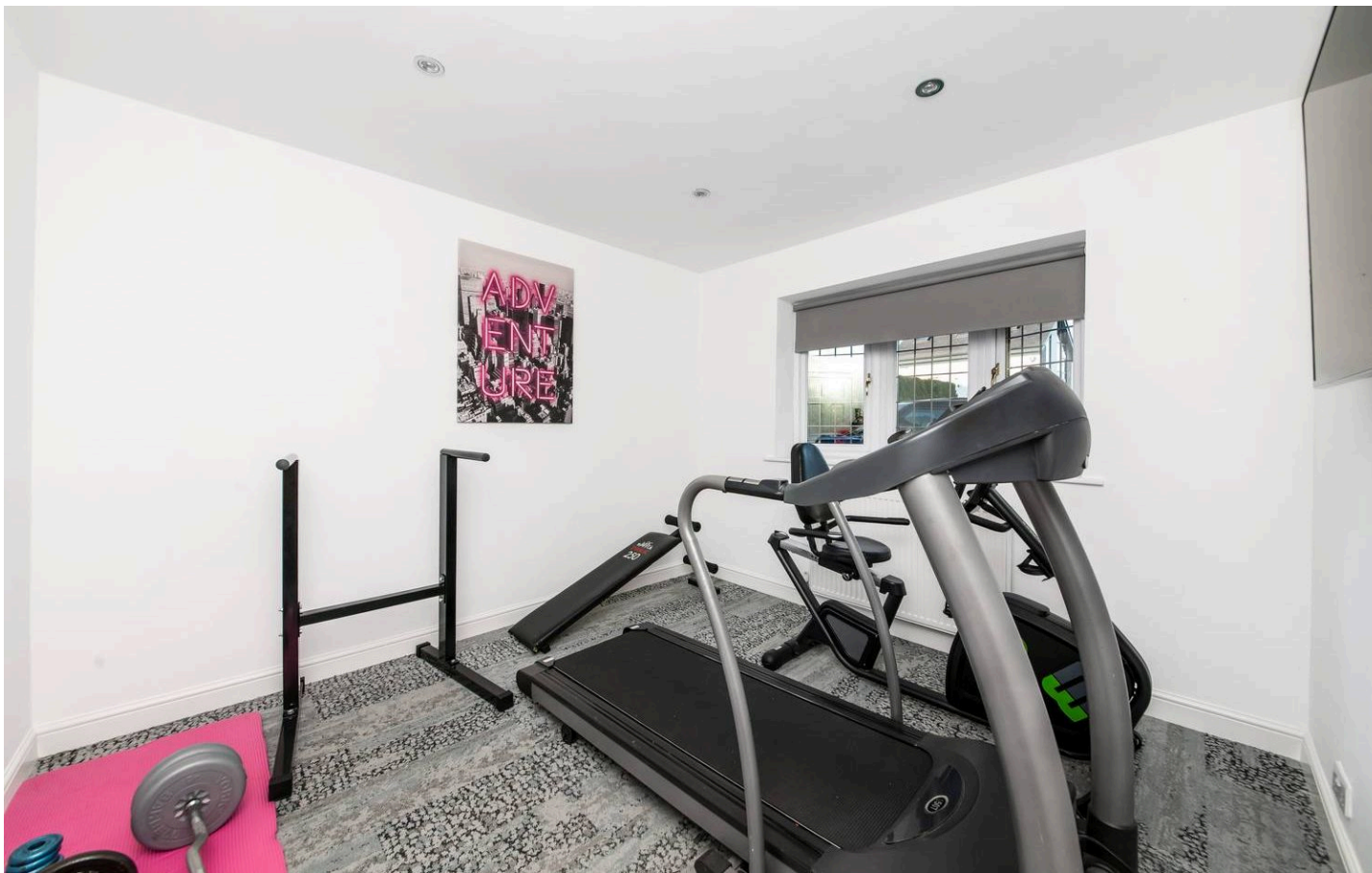
## BREAKFAST KITCHEN

This yet again enjoys the stunning long distance view. The kitchen is fitted with a full complement of units, these being at both the high and low level, a beautiful working surface, there is an inset stylish one and a half bowl sink unit with mixer tap over, induction hob with broad extractor fan above, and integrated Neff ovens. There are two integrated fridges and an integrated dishwasher. The room has inset spotlighting to the ceiling, ceramic tiled flooring and all is finished to a particularly high standard. A timber and glazed door gives access to the utility room.

## UTILITY ROOM

This utility room has a door giving direct access out to the rear gardens. It has a continuation of the ceramic tiled flooring, units at both the high and low level, it is also home for the property's central heating boiler, plumbing for an automatic washing machine, space for a dryer, storage cupboards at both the high and low level, inset spotlighting and a window giving a view out over the side/front driveway.





#### **GYM/BEDROOM FIVE**

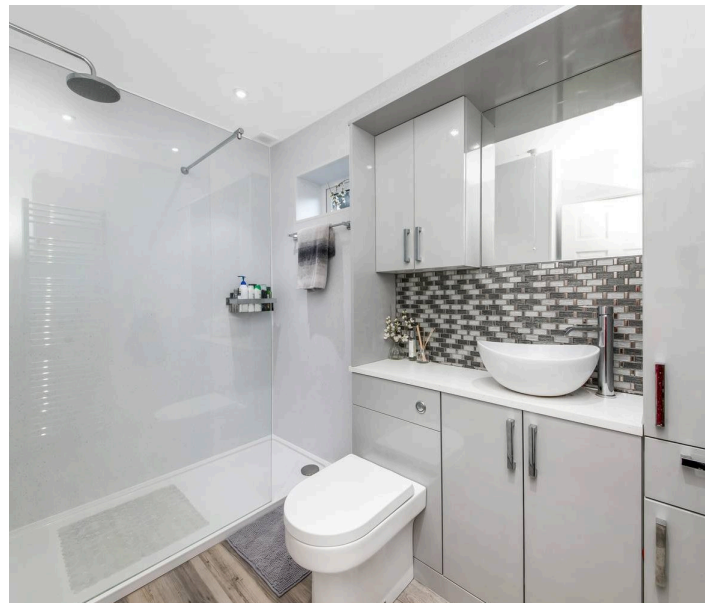
Positioned to the front with a bay window, having provisions for wall mounted TV and inset spotlighting to the ceiling. Across the hallway is bedroom one.

#### **BEDROOM ONE**

A delightful double bedroom which has a pleasant outlook to the front, once again courtesy of a bay window. There is a full bank of high specification in built robes and inset spotlighting to the ceiling.

#### **DOWNSTAIRS W.C./SHOWER ROOM**

Beautifully fitted with high quality flooring, inset spotlighting to the ceiling, high quality walling, fixed glazed screen shower of a particularly large size with chrome fittings, concealed cistern W.C, stylish wash hand basin with chrome mixer tap over, delightful, tiled splashback, mandatory cupboards, mirrored back cloth, combination central heating radiator/towel rail in chrome, extractor fan and obscured glazed window.





### FIRST FLOOR LANDING

A staircase turns and rises up to the good sized first floor landing. This has a bank of in built storage cupboards that are particularly useful, Velux window, and inset spotlighting to the ceiling.

### BEDROOM TWO

A delightful double bedroom with a long distance view, super in built bedroom furniture including drawers, display plinths, wardrobes and the like, and provisions for a wall mounted TV.

### BEDROOM THREE

With a lovely long distance view out to the rear. This room once again has a large amount of bedroom furniture, window giving a large amount of natural light and pleasant views and inset spotlighting to the ceiling.



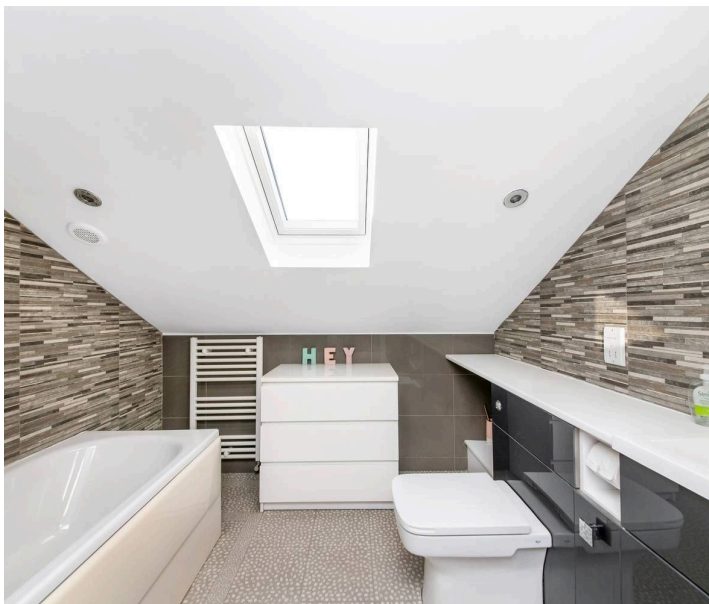


#### **BEDROOM FOUR**

This is once again, a delightful double room with inset spotlighting to the ceiling and a pleasant outlook to the front.

#### **HOUSE BATHROOM**

Fitted with a three piece suite in white which comprises of a bath with handheld mixer tap/shower unit above, concealed cistern W.C, stylish wash hand basin, ceramic tiling to the floor, ceramic tiling to the full ceiling height, and ceiling lined with inset spotlighting, Velux window, central heating radiator/heated towel rail and shaver socket.





## OUTSIDE

### FURTHER ACCOMODATION/GARAGE

A further accommodation has been achieved by the attached garage. This has had a stylish window and door fitted to the front and as the photographs suggests is well appointed. It has a high specification ceiling with high quality lighting and the space is fitted out with appropriate power sockets and the like. This versatile space could very easily be converted back to a garage with the existing door/window opening if so required.

### GARDENS AND DRIVEWAY

The property has much larger gardens than what might first be imagined. The occupying a corner plot, the property has outstanding views to the rear and delightful mature gardens to the front. There is a high quality railings and an automatically operated gates, particularly handy for keeping the family pet within/. There are good sized lawned gardens, all of which are well presented and have mature shrubbery and trees. The driveway provides parking for at least 7 vehicles and as previously mentioned the garage has been converted into a home office. At either side of the property there are gates giving access to the rear garden.

### REAR GARDEN

This is a fabulous complement to the home. It is exceptionally private and has wonderful views out over neighbouring farmland and beyond. The rear gardens are level, principally lawned and have a broad brick set patio/sitting out space providing delightful entertainment space. To one side of the home there is a useful garden shed, and there is also an integrated storage area.





## **ADDITIONAL INFORMATION**

It should be noted that the property has high specification double glazing, gas fired central heating, courtesy of a high specification boiler positioned within the utility room. There is external lighting, external tap and an alarm system. Carpets, curtains and certain other extras may be available by separate negotiation.

### **BOUNDARY OWNERSHIP**

The boundary ownerships and tenure of the property have not been checked on the title deeds for any discrepancies or rights of way if any (This is a standard statement on all our brochures due to the Property Misdescription's Act)

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### **CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008**

Simon Blyth for themselves and for the vendors or lessors of this property, whose agent they are, have made every effort to ensure the details given have been prepared in accordance with the above act and to the best of our knowledge give a fair and reasonable representation of the property. Please note:

1. There is a six inch measurement tolerance or metric equivalent and the measurements given should not be entirely relied upon and purchasers must make their own measurements if ordering carpets, curtains or other equipment.
2. None of the main services, i.e. gas, water, electricity, drainage or central heating system (if any) have been tested in any way whatsoever. This also includes appliances which are to be left in situ by the vendors.

**PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES**

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Our advisors are dedicated to providing ongoing guidance and advice throughout the entire house purchase process keeping you, your estate agent and solicitor involved with continual updates on the progress. Once in your new home they will be available for ongoing support to build a long term relationship for your future mortgage planning. Your home may be repossessed if you do not keep up repayments on your mortgage.

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## **OFFICE OPENING TIME**

### **7 DAYS A WEEK**

Monday to Friday - 8.45 to 17:30

Saturday - 9:00 to 14:00

Sunday - 11:00 to 13:00

Date printed: 23/12/24



**PROPERTY VIEWING NOTES -**





## Simon Blyth Estate Agents

01924 361631

[Wakefield@simonblyth.co.uk](mailto:Wakefield@simonblyth.co.uk)

[www.simonblyth.co.uk/](http://www.simonblyth.co.uk/)

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