



82 Upper Lane

Netherton, Wakefield, WF4 4NF

For Sale £265,000

Holroyd Miller have pleasure in offering for sale this spacious and well-proportioned two bedroomed detached bungalow occupying a generous garden plot on the edge of Netherton village, offered with immediate vacant possession and having both gas fired central heating, UPVC double glazing and briefly comprising; entrance reception hallway with built in storage cupboard, living room with feature fire place opening to formal dining/sitting room, kitchen with a range of light oak units, conservatory overlooking the rear garden giving access to useful utility room and integral single car garage with adjacent workshop, two good sized bedrooms both having built in wardrobes, house bathroom with separate shower, separate low flush w/c. Outside, the property is set well back from the road with attractive block paved driveway providing ample off street parking. To the rear, extensive mainly laid to lawn garden with raised flower beds, mature trees and shrubs, a popular and convenient location within easy reach of the amenities of Netherton situated on the West side of Wakefield with easy access to J39/M1 or alternatively those wishing to commute to Huddersfield and surrounding district. Offered with immediate vacant possession, Viewing Essential

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ENTRANCE RECEPTION HALLWAY

With storage cupboard, single panel radiator.

LIVING ROOM

13' 11" x 13' 6" (4.25m x 4.13m)

With feature fire surround with fitted gas fire, double glazed window, single panel radiator.

DINING/SITTING ROOM

13' 10" x 7' 8" (4.24m x 2.34m) opening to 3.84m

With feature fire surround with fitted gas fire, sliding patio doors, two wall light points.

KITCHEN

9' 9" x 11' 3" (2.99m x 3.44m)

Fitted with a matching range of light oak fronted wall and base units, contrasting worktop areas, stainless steel sink unit, single drainer, gas point for cooker, tiling between the worktops and wall units, extractor fan, stable style rear entrance door.

CONSERVATORY

9' 1" x 5' 11" (2.78m x 1.81m)

Being double glazed, with door leading onto the rear garden.

UTILITY ROOM

Having central heating boiler, plumbing for automatic washing machine, adjacent workshop and access to integral garage with automated up and over door.

BEDROOM TO FRONT

12' 0" x 11' 10" (3.66m x 3.61m)

With fitted wardrobes overhead cupboards, dressing table and drawers, double glazed window, central heating radiator.

BEDROOM TO REAR

10' 4" x 11' 2" (3.15m x 3.42m)

Having fitted wardrobes being part mirrored, double glazed window, single panel radiator.

BATHROOM

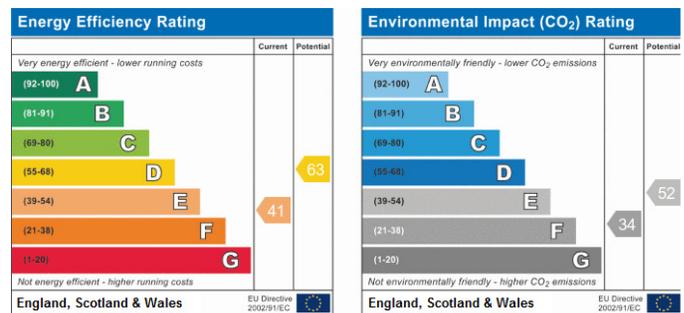
Comprising; pedestal wash basin, panelled bath, separate shower cubicle, tiling, double glazed window, single panel radiator.

SEPARATE LOW FLUSH WC

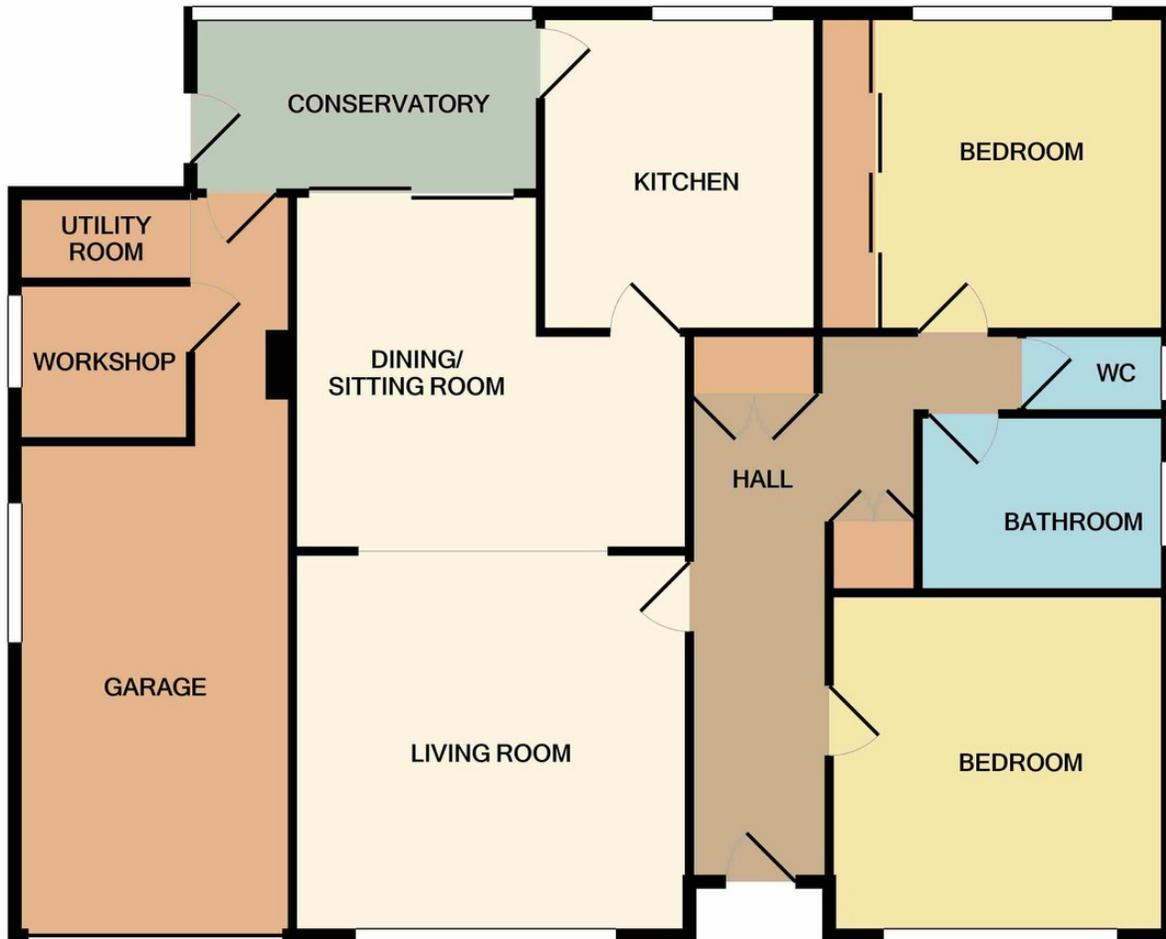
With half tiling, double glazed window.

OUTSIDE

The property is set well back from the road with attractive block paved driveway providing ample off street parking leading to integral garage measuring(2.69m x 5.55m) with adjacent workshop, pathway to the side leads to the side leads to extensive mainly laid to lawn garden with mature fruit trees, shrubs and bushes retaining a high degree of privacy.







TOTAL APPROX. FLOOR AREA 1284 SQ.FT. (119.3 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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