



Upper Lane  
Netherton, Wakefield



Yorkshire's  
**Finest**  
*A Collection of Yorkshire's Finest Homes*



## Upper Lane Netherton, Wakefield

£1,300 PCM/ £1,500 Bond

THIS IS A 6 MONTH TENANCY ONLY.

AN EXCEPTIONAL 3 BEDROOM DETACHED BUNGALOW WHICH IS READY TO MOVE INTO. THE PROPERTY HAS BEEN RE-DECORATED THROUGHOUT WITH NEWLY FITTED MODERN GREY CARPETS. BOASTING STUNNING LANDSCAPED GARDENS AND CLOSE TO EXCELLENT AMENITIES AND TRANSPORT LINKS.

An exceptional 3 bedroom detached bungalow which is ready to move into. The property has been re-decorated throughout with newly fitted modern grey carpets. Boasting stunning landscaped gardens and close to excellent amenities and transport links.

### **DINING KITCHEN**

20' 8" x 9' 1" (6.3m x 2.77m) approx.

A fantastic size dining kitchen. Having an abundance of wooden wall and base cabinets with roll top marble effect work surface. There is an integrated oven and grill, 4 ring electric hob and stainless steel sink with mixer tap. The dining area has ample space for a family sized dining suite creating a wonderful area to entertain family and friends.



### **CONSERVATORY**

14' 2" x 10' 7" (4.32m x 3.23m) approx.

A wonderful addition to any home. The large conservatory has electric supply and leads straight into the gardens creating the perfect place for the outdoors to spill inside. The conservatory has patio doors which leads direct to the kitchen area making socialising extremely pleasant.

### **LOUNGE**

14' 7" x 13' 5" (4.44m x 4.09m) approx.

An extremely light and airy lounge courtesy of the large front facing window which overlooks the stunning manicured front lawn. The main focal point of the room is the stone feature fireplace with coal effect gas fire which creates a warm and cosy ambience.

### **BEDROOM 1**

13' 7" x 10' 1" (4.14m x 3.07m) approx.

A fantastic size double bedroom located to the rear of the property. Having newly fitted carpet and built in wardrobes providing ample storage space.

### **BEDROOM 2**

10' 1" x 9' (3.07m x 2.74m) approx.

Again a fantastic size double bedroom located to the front of the property. Having mirrored sliding fitted wardrobes ideal for maximum storage and newly fitted modern grey carpet.

### BEDROOM 3

8' 2" x 8' 2" (2.49m x 2.49m) approx.

A good size single bedroom which can easily fit a single bed. There are again fitted wardrobes in this room. There is no need to utilise this bedroom as an office space as the entrance hallway to the property offers the potential to do this for those who need to work from home.

### SHOWER ROOM

A modern 3 piece shower room comprising W.C, wash basin and large walk in shower cubicle. The walls are tiled for easy maintenance in modern grey with feature mosaic style border. Grey wood effect linoleum flooring and a chrome heated towel rail completes the overall look.

### EXTERIOR

Having an abundance of driveway parking behind secure gates which leads to the single garage. The gardens are large and superbly presented and maintained with beautiful floral borders. There is a green house and a delightful mixture of shrubbery and trees and a patio area ideal for alfresco dining.

While every reasonable effort is made to ensure the accuracy of descriptions and content, we should make you aware of the following guidance or limitations.

### AGENT NOTES

- (1) MONEY LAUNDERING REGULATIONS – prospective tenants will be asked to produce identification documentation during the referencing process and we would ask for your co-operation in order that there will be no delay in agreeing a tenancy.
- (2) These particulars do not constitute part or all of an offer or contract.
- (3) The text, photographs and plans are for guidance only and are not necessarily comprehensive.
- (4) Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully to satisfy yourself of their accuracy.
- (5) You should make your own enquiries regarding the property, particularly in respect of furnishings to be included/excluded and what parking facilities are available.
- (6) Before you enter into any tenancy for one of the advertised properties, the condition and contents of the property will normally be set out in a tenancy agreement and inventory. Please make sure you carefully read and agree with the tenancy agreement and any inventory provided before signing these documents.

### WHAT3WORDS

///lamps.depending.goggles



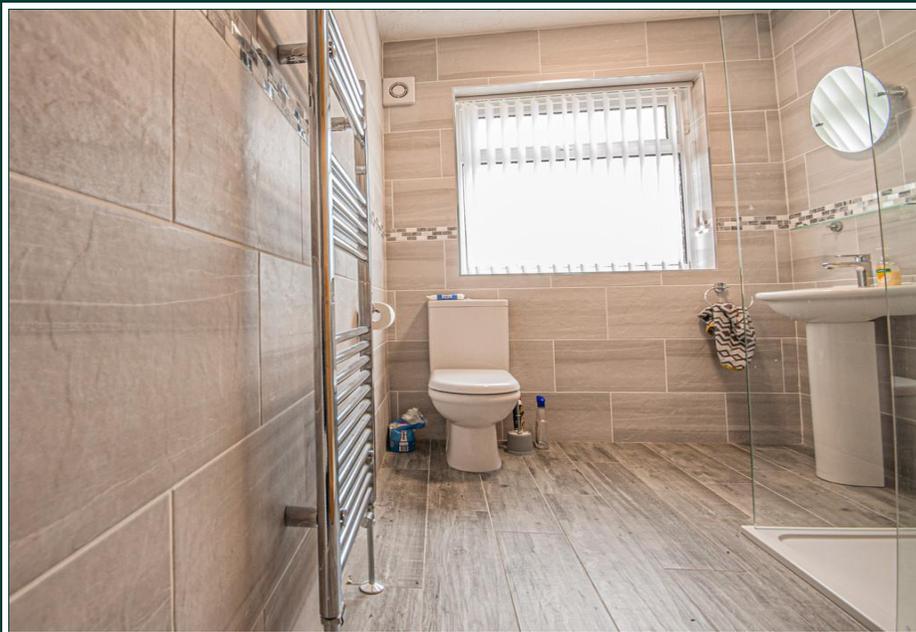


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