property details **approval form**

9 Highfield Road, Netherton, Wakefield, West Yorkshire, England, WF4 4NB
Date: 16 November 2026 **Property Ref and Version:** WAK128918 - 0003

selling your home with us!

Not for marketing purposes INTERNAL USE ONLY

>> let's get your property sold!

After visiting your property we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.
What is covered in this marketing approval form:

1. Price
2. Key Features
3. Short Description
4. Long Description
5. Property Images
6. Floor Plan

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

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>> price

guide price £200,000

Tenure: Freehold

>> key features

- Three-bedroom end-terrace home
- Spacious and well-presented throughout
- Generous lounge
- Fitted kitchen/diner
- Enclosed rear garden
- End-terrace position with additional outdoor space
- Ideal for first-time buyers and families
- Close to local amenities and schools
- EPC Rating: Awaited

>> short description

Perfectly suited to family living, this attractive three-bedroom end-terrace home occupies a generous corner position on Highfield Road.

>> long description

Situated in a popular residential location on Highfield Road, this well-presented three-bedroom end-terrace property offers spacious accommodation ideal for first-time buyers, growing families and investors alike. The home features a welcoming lounge, a fitted kitchen with dining space, three generously sized bedrooms and a family bathroom. Externally, the property benefits from enclosed gardens, providing an excellent space for outdoor entertaining and family enjoyment. Conveniently located close to local amenities, schools and transport links, this is a fantastic opportunity not to be missed.

Featuring substantial off-road parking, the property offers ample space to comfortably accommodate multiple vehicles, making it ideal for families and those who enjoy entertaining guests. A great addition to the property, the owned solar panels provide an energy-efficient feature, helping to reduce electricity costs while supporting a more sustainable lifestyle. The generous rear garden benefits from a large purpose-built shed, offering excellent storage space or potential for use as a workshop, hobby room, or garden workspace.

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>> room description

Buyers Aml Fee
Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

Lounge
14' 4" max x 12' max (4.37m max x 3.66m max)
Kitchen
11' 5" max x 8' 7" max (3.48m max x 2.62m max)
Bedroom 1
18' max x 9' 7" max (5.49m max x 2.92m max)
Bedroom 2
11' 3" max x 9' 8" max (3.43m max x 2.95m max)
Bedroom 3
8' max x 8' max (2.44m max x 2.44m max)

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>> property images










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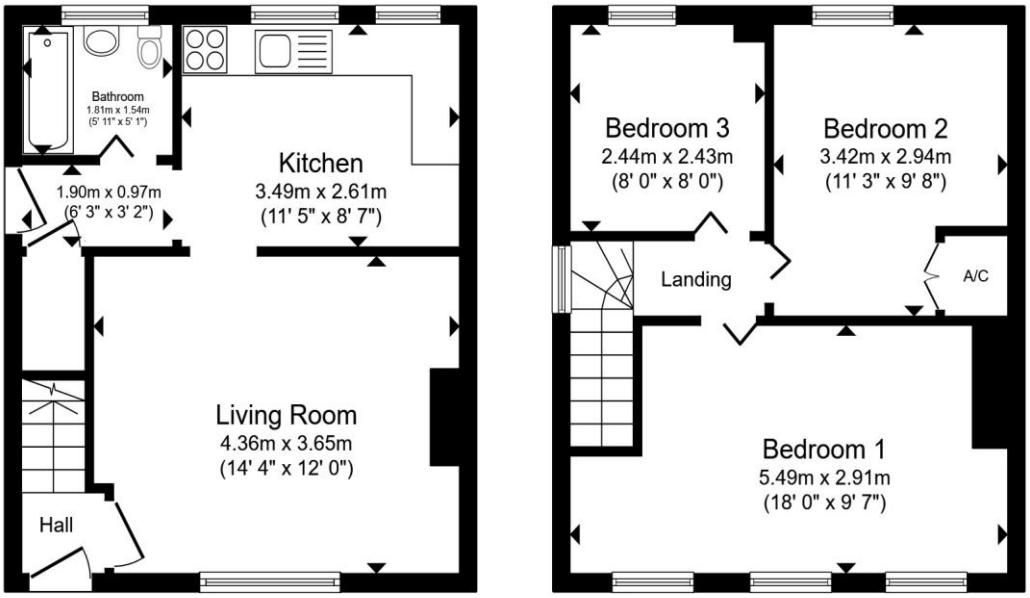




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>> floor plan



Ground Floor **First Floor**

Total floor area 70.6 m² (760 sq.ft.) approx
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

william h brown

>> approval

	Signature	Date
Dominique Hammond		
Mrs A. Mann		