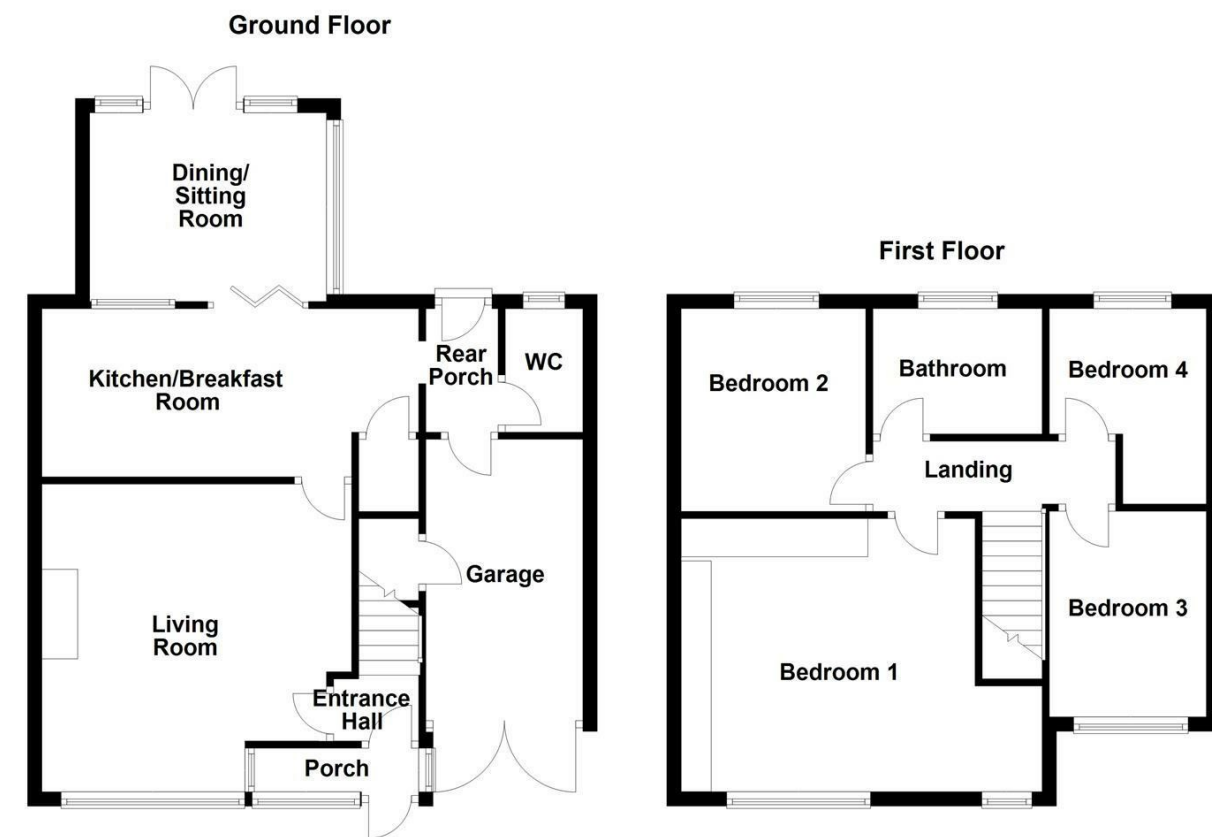


#### IMPORTANT NOTE TO PURCHASERS

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements to enable them to obtain exact details for the purpose of fitted carpets. Please note that none of the appliances mentioned in our brochures i.e. gas boilers, heaters, cookers, refrigerators etc. have been checked or tested and cannot be guaranteed to be in working order. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller.

#### MORTGAGES

Did you know that we have our own specialist mortgage consultants who can provide you with free independent advice and information regarding your house purchase and everything it entails, from budget planning to finding the best mortgage available to you\*

Wakefield office 01924 291294,  
Pontefract & Castleford office 01977 798844  
Ossett & Horbury offices 01924 266555  
and Normanton office 01924 899870.  
Please ring us to arrange a mortgage advice appointment.

\*your home may be repossessed if you do not keep up repayments on your mortgage

#### FREE MARKET APPRAISAL

If you are thinking of making a move then take advantage of our FREE market appraisals, with the knowledge that we have been selling houses for the people of the WF postcodes for over 50 years.

#### PROPERTY ALERTS

Make sure you keep up to date with all new properties in your price range in the particular area you have in mind by registering your details with us.

#### CONVEYANCING

Richard Kendall Estate Agent is proud to have their own panel of solicitors offering a comprehensive service to our clients requiring Conveyancing services. This service enables Richard Kendall Estate Agent to work hand in hand with our solicitors and our mortgage brokers to ensure the legal process of buying or selling your homes is as seamless as possible.



WAKEFIELD  
01924 291 294

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01924 266 555

HORBURY  
01924 260 022

NORMANTON  
01924 899 870

PONTEFRACT & CASTLEFORD  
01977 798 844



## 139 Wrenthorpe Lane, Wrenthorpe, Wakefield, WF2 0PJ

### For Sale Freehold Offers Over £250,000

Available with no chain involved and situated in this popular part of Wrenthorpe is this attractive and extended four bedroom semi detached family home boasting double glazing and gas central heating throughout.

The accommodation fully comprises of porch, entrance hall, living room, modern fitted kitchen/breakfast room, rear porch, downstairs w.c. and integral garage. To the first floor landing there are four well proportioned bedrooms (one double and three singles) and modern house bathroom/w.c. Outside, there is a block paved garden area to the front property ample off street parking, whilst to the rear there is a good size lawned garden incorporating flagged patio area ideal for entertaining purposes and concrete sectional detached garage, which could be used for a variety of purposes.

Wrenthorpe plays host to a range of amenities including shops and schools, has local bus routes nearby and access to the motorway network, which is ideal for the commuter wishing to work or travel further afield.

An ideal home for the growing family and an early viewing comes recommended to fully appreciate this accommodation on offer and to avoid any disappointment.



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ACCOMMODATION

PORCH

UPVC double glazed frosted windows to two sides, UPVC double glazed window to the living room and timber door providing access to the entrance hall.

ENTRANCE HALL

Laminate flooring, central heating radiator, coving to the ceiling, inset spotlights to the ceiling and staircase leading to the first floor landing. Door providing access into the living room.

LIVING ROOM

12'2" (min) x 13'4" (max) x 14'11" (3.71m (min) x 4.08m (max) x 4.56m)  
Bay window with UPVC double glazed windows overlooking the front aspect, laminate flooring, central heating radiator and multi fuel cast iron burner inset onto a slate hearth. Dado rail, two wall lights, coving to the ceiling and ceiling rose. Door providing access into the kitchen.



KITCHEN/BREAKFAST ROOM

7'8" (max) x 5'7" (min) x 16'6" (2.34m (max) x 1.71m (min) x 5.05m)  
Range of wall and base units with laminate work surface over and tiled splash back above, 1 1/2 sink and drainer with mixer tap and instant hot tap, space for a freestanding oven and grill, space for a large fridge/freezer freestanding, space and plumbing for a dishwasher, central heating radiator and laminate tiled floor. An opening into the rear porch, UPVC double glazed windows and timber bi-folding doors leading to the dining/sitting room. Door to the pantry cupboard with fixed shelving within and light.

DINING/SITTING ROOM

10'5" x 8'7" (3.19m x 2.63m)  
Pitch tinted double glazed glass roof with UPVC double glazed windows to side and a set of UPVC double glazed French doors leading into the rear garden. White comporary radiator.



REAR PORCH

UPVC double glazed door leading out to the rear garden with timber doors providing access to the integral single garage and downstairs w.c. Laminate floor.

W.C.

Low flush w.c., wall hung wash basin with two taps, central heating radiator, fully tiled walls, laminate flooring and inset spotlights to the ceiling. Timber double glazed frosted window to the rear aspect.

INTEGRAL GARAGE

12'8" x 7'4" (3.88m x 2.25m)  
Double timber swing doors to the front, power and light within, timber door providing access to the store room, space and plumbing for a washing machine and the combi boiler is housed in here.

FIRST FLOOR LANDING

Coving to the ceiling, inset spotlights to the ceiling, loft access and doors providing access to four bedrooms and house bathroom.

BEDROOM ONE

10'10" x 12'3" (min) x 15'3" (max) (3.32m x 3.74m (min) x 4.66m (max))  
UPVC double glazed windows overlooking the front elevation, central heating radiator, coving to the ceiling, inset spotlights and a range of fitted wardrobes.



BEDROOM TWO

8'5" x 8'9" (2.57m x 2.68m)  
Coving to the ceiling, UPVC double glazed window overlooking the rear elevation and central heating radiator.



BEDROOM THREE

10'0" x 7'3" (3.05m x 2.21m)  
Coving to the ceiling, UPVC double glazed window overlooking the front elevation and central heating radiator.

BEDROOM FOUR

5'10" (min) x 8'9" (max) x 7'3" (1.79m (min) x 2.68m (max) x 2.21m)  
UPVC double glazed window overlooking the rear elevation, coving to the ceiling and central heating radiator.

BATHROOM/W.C.

5'10" x 7'9" (1.78m x 2.38m)  
Three piece suite comprising panelled bath with two taps, mixer shower over and shower screen, pedestal wash basin with two chrome taps and low flush w.c. Fully tiled walls, timber cladding to the ceiling, inset spotlights, chrome ladder style radiator and UPVC double glazed frosted window overlooking the rear elevation.



OUTSIDE

To the front of the property there is a large block paved double driveway providing ample off road parking for at least two/three vehicles. To the rear there is the original garage with UPVC double glazed door to the front (5.47m x 2.79m) with power and light within. The rear garden is lawned with a timber decked and paved patio at the back, perfect for entertaining and dining purposes with timber panelled surround fences and small glass greenhouse.



COUNCIL TAX BAND

The council tax band for this property is B.

FLOOR PLANS

These floor plans are intended as a rough guide only and are not to be intended as an exact representation and should not be scaled. We cannot confirm the accuracy of the measurements or details of these floor plans.

VIEWINGS

To view please contact our Wakefield office and they will be pleased to arrange a suitable appointment.

EPC RATING

To view the full Energy Performance Certificate please call into one of our local offices.