



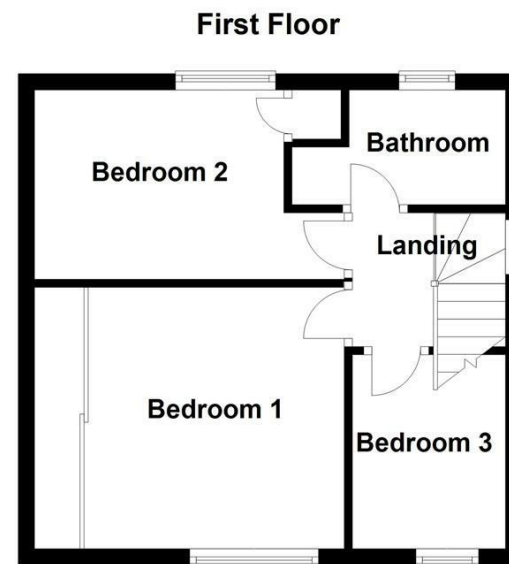
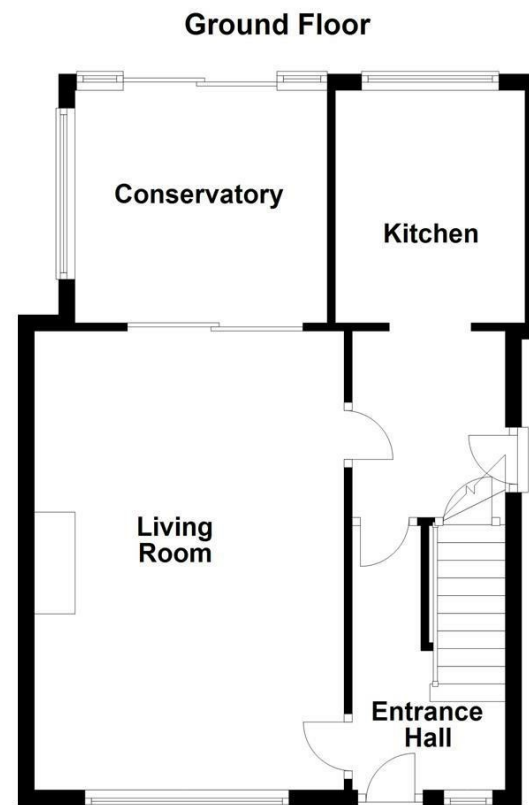
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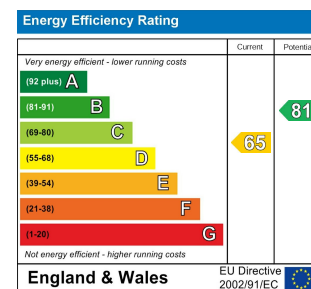
91 Wrenthorpe Lane, Wrenthorpe, Wakefield, WF2 0PJ

For Sale Freehold Guide Price £255,000 - £260,000

An attractively presented and deceptively spacious three bedroom semi detached house with recently replaced kitchen and bathroom fittings, situated in this highly desirable area on the fringe of the city.

With a gas fired central heating system and sealed unit double glazed windows, this comfortable family home is approached via a welcoming entrance hall that leads through into a well proportioned living room with a window to the front and leading through to a separate conservatory overlooking the rear garden to the rear. The kitchen is of good proportions and has recently been refitted to an enviable standard. To the first floor there are two double bedrooms plus a further single bedroom all served by a recently refitted shower room/w.c. Outside, the property has a garden together with parking area to the front, whilst round to the rear there is a lovely enclosed garden with paved patio seating areas, lawn and a shed and greenhouse.

The property is situated in this highly desirable area within easy reach of good range of local shops, schools and recreational facilities. A broader range of amenities are available in the nearby city centre of Wakefield and the national motorway is readily accessible.



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.

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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.

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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

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Please ring us to arrange a mortgage advice appointment.

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



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ACCOMMODATION

ENTRANCE HALL

Composite panelled front entrance door, window to the side, double central heating radiator, stairs to the first floor.

LIVING ROOM

19'0" x 12'9" [5.8m x 3.9m]

Window to the front, double central heating radiator, lovely feature fireplace with a Limestone surround with granite insert and hearth housing an inset wood burning multi fuel stove, further central heating radiator, wood effect laminate flooring. Sliding French doors through to the conservatory.



CONSERVATORY

10'5" x 10'2" [3.2m x 3.1m]

Double central heating radiator, two Velux style rooflights, window to the side, full height sliding French doors to the patio at the rear. Wood effect laminate flooring.



KITCHEN

18'4" x 7'10" [5.6m x 2.4m]

With a window overlooking the rear garden and refitted to an impressive standard with a contemporary style range of wall and base units with Quartz stone worktops and upstands incorporating a stainless steel sink unit. Ceramic hob with filter hood over, built in oven, space for a space microwave, space for a side by side American style fridge freezer, integrated washing machine and an integrated

slimline dishwasher. Wall mounted Worcester Bosch gas fired central heating boiler. Light grey herringbone flooring, contemporary style vertical central heating radiator, composite external door to the side and a useful understairs store that currently accommodates a tumble dryer.



FIRST FLOOR LANDING

Window to the side and loft access point.

BEDROOM ONE

12'9" x 10'5" [3.9m x 3.2m]

Window to the front and a full width range of fitted wardrobes with four mirror fronted sliding doors. Central heating radiator.



BEDROOM TWO

10'5" x 7'10" [3.2m x 2.4m]

Window overlooking the rear garden, central heating radiator and a built in cupboard.

BEDROOM THREE

7'6" x 6'6" [2.3m x 2.0m]

Window to the front and a double central heating radiator.

SHOWER ROOM/W.C.

9'2" x 4'11" [max] [2.8m x 1.5m [max]]

Frosted window to the rear and refitted to an excellent

standard with marble effect tiled walls and floor, contemporary three piece white and chrome suite comprising walk in shower cubicle with twin head shower and glazed screen, vanity wash basin with drawers under and low suite w.c. Illuminated mirror and chrome ladder style heated towel rail. Extractor fan.



OUTSIDE

To the front, the property has a neat lawned garden together with a block paved parking space. To the rear of the house there is a lovely enclosed garden with paved patio seating area leading into a level lawn with raised beds either side, a further patio area, substantial wooden storage shed and a greenhouse.



COUNCIL TAX BAND

The council tax band for this property is A.

EPC RATING

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

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.