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## 6 The Orchard, Wrenthorpe, Wakefield, WF2 0LL

### For Sale Freehold Offers Over £450,000

Located in a prime position in Wrenthorpe is this five bedroom detached family house, which has been extended and has modern features throughout. With two large reception rooms, five double bedrooms, two en suites and a rear conservatory.

The accommodation, which has UPVC double glazing and gas central heating, fully comprises entrance hall, living room with archway into the snug, conservatory at the rear, modern kitchen breakfast room with integral appliances, utility room off and downstairs w.c. The integral garage has an electric roller door. To the first floor there are five bedrooms, two of which enjoy en suite facilities in addition to the main house bathroom/w.c. Outside there is off road parking to the front, whilst to the rear there is an attractive lawned garden with paved patio area.

Wrenthorpe is host to a good range of amenities including shops and schools, whilst daily access to the Leeds and further afield can be had via the M1 motorway, which is only a short distance away.

We strongly recommend an internal inspection at your earliest convenience to avoid disappointment.

#### IMPORTANT NOTE TO PURCHASERS

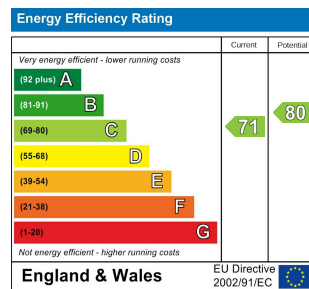
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements to enable them to obtain exact 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,  
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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



#### 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.



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## ACCOMMODATION

### ENTRANCE HALL

Composite front entrance door with UPVC double glazed frosted windows, UPVC double glazed window to the side, feature tiled floor to the initial entrance and the remainder flooring is laminate. Contemporary wall mounted radiator, staircase leading to the first floor landing, doors leading to the living room, kitchen dining room and understairs storage cupboard.

### LIVING ROOM

240" x 117" max x 9'10" min [7.33m x 3.54m max x 3.02m min]  
Large UPVC double glazed window to the front, inset spotlights to the ceiling, two central heating radiators, archway leading into the rear snug.



### SNUG

90" x 9'10" [2.75m x 3m]  
Serving hatch into the kitchen, UPVC double glazed sliding patio doors leading into the conservatory.

### CONSERVATORY

10'5" x 16'2" [3.18m x 4.93m]  
Timber framed double glazed French doors leading to the rear garden, double glazed windows, power and light.



### KITCHEN/DINING ROOM

170" x 20'9" max x 15'10" min [5.20m x 6.33m max x 4.83m min]  
A range of wall and base high gloss units with Quartz work surface and Quartz upstands above, stainless steel sink and quartz drainer with mixer tap, central island with a Smeg six ring gas burner and Smeg stand up extractor, breakfast bar area with potential for seating two, Porcelain tiled floor, contemporary radiator, inset spotlights, two UPVC double glazed windows to the rear and a further side UPVC double glazed window. Fire proof timber door into the integral garage. Door into the utility room. LED strip lighting, built in wine rack, twin integrated Smeg oven and grill, recess housing for an American style fridge freezer, integrated Beko dishwasher.

### UTILITY ROOM

5'6" x 8'0" [1.70m x 2.45m]  
Base unit with laminate work surface over, 1 1/2 stainless steel sink and drainer with mixer tap, plumbing and drainage for a washing machine, Porcelain tiled floor, composite rear entrance door, UPVC double glazed window to the side, door into the downstairs w.c.

### DOWNSTAIRS W.C.

Low flush w.c., wall hung wash basin with mixer tap and tiled splashback, chrome ladder style radiator, inset spotlights to the ceiling, UPVC double glazed frosted window to the rear and Porcelain tiled floor.

### INTEGRAL SINGLE GARAGE

17'9" x 8'6" [5.42m x 2.61m]  
Electric, UPVC double glazed frosted window, wall mounted combi condensing boiler, space for a electrical appliances beneath laminate work surface, power and light.

### FIRST FLOOR LANDING

Loft access, doors to the bedrooms and house bathroom/w.c.

### BEDROOM ONE

20'9" x 11'2" max x 8'8" min [6.35m x 3.42m max x 2.65m min]  
A range of fitted wardrobes, drawers and dressing table. Coving to the ceiling, two central heating radiators, UPVC double glazed window to the rear, door to the en suite bathroom/w.c.



### EN SUITE BATHROOM/W.C.

7'3" x 9'1" [2.22m x 2.77m]  
Corner bath with Jacuzzi style jets, mixer tap and shower attachment. Low flush w.c. in concealed cistern, wash basin with mixer tap built into vanity cupboards, part tiled walls, inset spotlights to the ceiling, extractor fan, UPVC double glazed frosted window to the rear, central heating radiator.

### BEDROOM TWO

22'4" x 10'8" max x 8'7" min [6.81m x 3.26m max x 2.63m min]  
UPVC double glazed window to the rear, central heating radiator, a range of fitted wardrobes to one wall.



### BEDROOM THREE

13'2" x 8'5" [4.02m x 2.57m]  
UPVC double glazed window to the front, central heating radiator, sliding timber door into the en suite shower room/w.c.

### EN SUITE SHOWER ROOM/W.C.

3'8" x 5'5" [1.12m x 1.66m]  
Wash basin with mixer tap built into high gloss vanity cupboard, low flush w.c., larger than average shower cubicle with sliding door and mixer shower. Tiled walls, contemporary radiator, UPVC cladding with inset spotlights to the ceiling, extractor fan.

### BEDROOM FOUR

10'7" x 12'10" [3.23m x 3.93m]  
UPVC double glazed window to the front elevation, central heating radiator.

### BEDROOM FIVE

6'9" x 12'9" max x 7'5" min [2.07m x 3.90m max x 2.28m min]  
UPVC double glazed window to the front, central heating radiator.

### HOUSE BATHROOM/W.C.

7'9" x 6'7" [2.37m x 2.02m]  
Low flush w.c. with concealed cistern, wash basin in high gloss vanity cupboards and mixer tap, panelled bath with two taps and electric shower over. Chrome ladder style radiator, inset spotlights to the ceiling, extractor fan to the ceiling.



### OUTSIDE

Paved driveway providing off road parking and a low maintenance pebbled driveway at the side for approx three vehicles in total. Privet hedges and conifers bordering. Outside lighting. A timber gate provides access onto the side paved pathway and outside hot and cold taps. Further outside lighting. The rear garden has a paved patio area ideal for entertaining purposes overlooking the attractive lawn. Large timber garden shed with electricity, timber panelled fenced and conifers bordering. Double outside power socket, further outside lighting and two water point connections.



### COUNCIL TAX BAND

The council tax band for this property is E

### 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.