



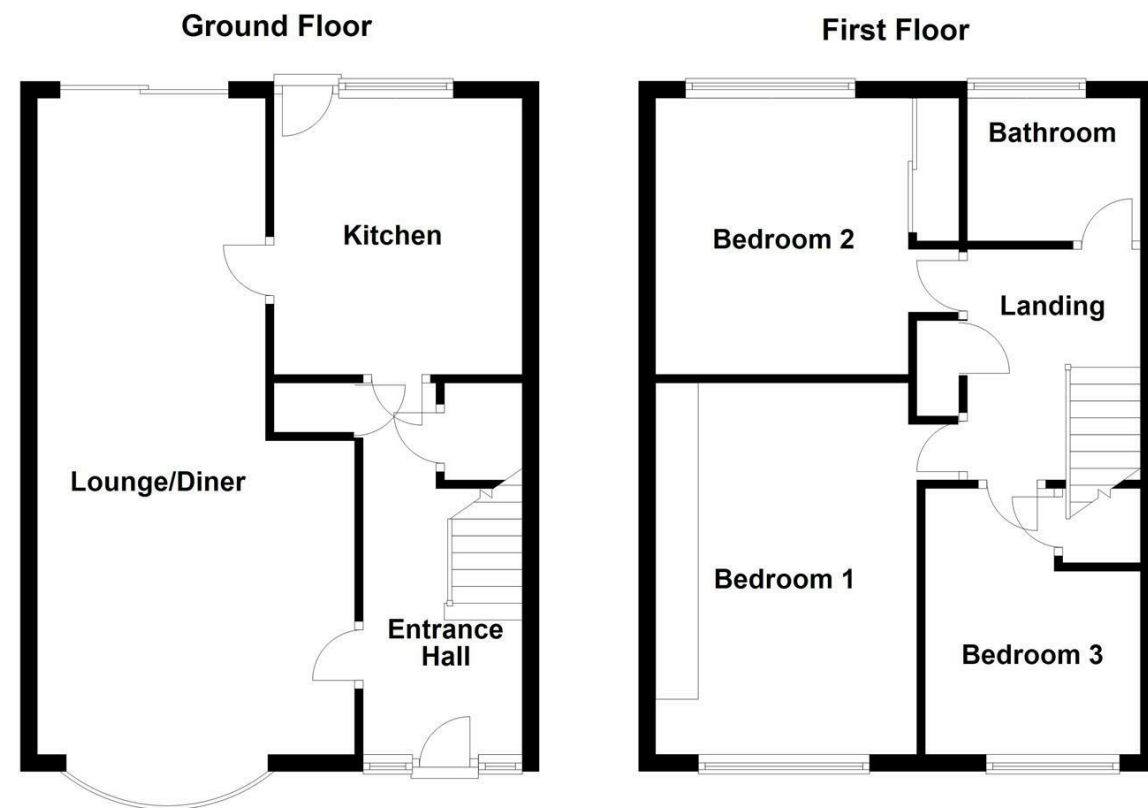
WAKEFIELD
01924 291 294

OSSETT
01924 266 555

HORBURY
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NORMANTON
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PONTEFRACT & CASTLEFORD
01977 798 844



7 Valley Drive, Wrenthorpe, Wakefield, WF2 0JD

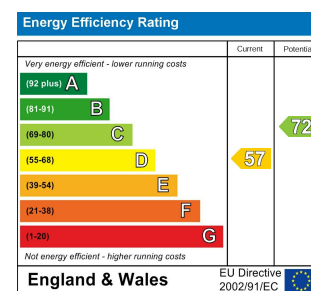
For Sale Freehold £180,000

A superb opportunity to purchase this three bedroom mid town house offered to the market with no chain and vacant possession benefitting from spacious/lounge diner and low maintenance enclosed rear garden with two outbuildings.

The property briefly comprises of the entrance hall with understairs storage cupboard, lounge/diner and kitchen. The first floor landing leads to three bedrooms and the house bathroom/w.c. Outside to the front of the property there is a paved pathway leading to the front door. To the rear is a low maintenance pebbled garden incorporating a palm tree, timber decked patio area, concrete pathway leading to a timber gate accessing the pathway to the rear. Within the rear garden are two brick built outhouses one used as an outside w.c. and outside store room. The rear garden is surrounded by timber panelled surround fences.

The property is ideally located for all local shops and amenities including local schools. Whilst only being a short drive away from Wakefield city centre and the national motorway network, for those looking to commute further afield.

Only a full internal inspection will reveal all that's on offer at this quality home and an early viewing comes highly recommended.



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.

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



ACCOMMODATION

ENTRANCE HALL

UPVC double glazed front entrance door leads into the entrance hall with two UPVC double glazed frosted window panels and sunlight above. Staircase leading to the first floor landing, heating grate, built in cloak cupboards and doors providing access to the lounge/dining room, kitchen, understairs storage cupboard and boiler cupboard.

LOUNGE/DINER

12'3" (max) x 8'11" (min) x 24'3" (3.74m (max) x 2.73m (min) x 7.41m) UPVC double glazed bow window overlooking the front aspect, set of UPVC double glazed sliding patio doors leading out to the rear garden and gas fire on a tiled hearth with tiled decorative interior and wooden decorative surround. Door providing access into the kitchen.



KITCHEN

9'5" x 9'4" (2.88m x 2.87m)

Range of wall and base units with laminate work surface and tiled splash back. 1 1/2 stainless steel sink and drainer with mixer tap, space and plumbing for a slimline dishwasher, space for a Range cooker with stainless steel splash back and cooker hood over. Space for a freestanding fridge/freezer, heating grate, UPVC double glazed window and door leading out to the rear.

FIRST FLOOR LANDING

Doors providing access to three bedrooms, the house bathroom and cupboard housing the hot water cylinder with fixed shelving within.

BEDROOM ONE

13'3" x 10'0" plus walk in area (4.04m x 3.05m plus walk in area)

Two double fitted wardrobes, fitted dressing table and storage cupboards running above. UPVC double glazed window overlooking the front aspect and heating grate.



BEDROOM TWO

10'1" x 10'11" plus walk in area (3.08m x 3.33m plus walk in area)

UPVC double glazed window overlooking the rear elevation and built in double wardrobe with mirror glass sliding door.



BEDROOM THREE

9'2" (max) x 5'4" (min) x 8'6" (2.81m (max) x 1.63m (min) x 2.61m)

UPVC double glazed window overlooking the front elevation, heating grate and small cupboard door providing access into a storage cupboard over the bulkhead of the stairs with fixed shelving within.



BATHROOM/W.C.

5'6" x 6'8" (1.68m x 2.04m)

Three piece suite comprising panelled bath with two taps and electric shower over, wall hung wash basin with two taps and low flush w.c. Fully tiled walls, wall mounted electric heater and UPVC double glazed frosted window overlooking the rear elevation.



OUTSIDE

To the front of the property there is on street parking available with a paved pathway leading to the front door. To the rear is a low maintenance pebbled rear garden incorporating a palm tree, timber decked patio area, concrete pathway leading to a timber gate accessing the pathway to the rear. Within the rear garden are two brick built outhouses one used as an outside w.c. and outside store room. The rear garden is surrounded by timber panelled surround fences.



OUTSIDE W.C.

4'9" x 1'7" (min) x 4'3" (max) (1.47m x 0.5m (min) x 1.30m (max))

Low flush w.c. and light within

OUTSIDE STORE ROOM

4'10" x 7'8" (1.48m x 2.35m)

Light and power within. Plumbing and drainage for a washing machine and water point connection.

SOLAR PANELS OWNED

The property benefits from a system of solar panels which we are advised are owned outright and not subject to a lease agreement.

COUNCIL TAX BAND

The council tax band for this property is A.

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.