



WAKEFIELD | **OSSETT** | **HORBURY**
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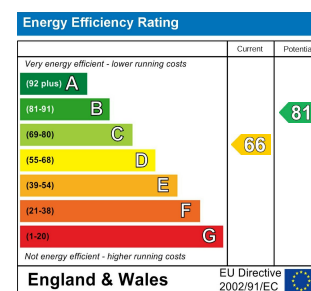
38 Wrenthorpe Lane, Wrenthorpe, Wakefield, WF2 0PT

For Sale Freehold £425,000

A four bedroom detached and spacious family home in the sought after area of Wrenthorpe benefitting from well proportion accommodation and front and rear gardens.

The accommodation briefly comprises of entrance hall, lounge, separate dining room, kitchen with utility room and downstairs w.c., first floor landing, four bedrooms (one with en suite) and the house bathroom/w.c. Gardens to the front and rear.

The property is close to all local amenities, shops, restaurants, schools and is also within fantastic motorway links perfect for the commuter and all growing families.



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 composite door with two double glazed and frosted side panels. Stairs leading to the first floor landing, doors leading to the living room, dining room and kitchen. Understairs storage.

DINING ROOM

8'4" x 16'10" (2.55m x 5.14m)

UPVC double glazed windows to the front and side, gas central heating radiator, dado rail, serving hatch leading into the kitchen.

LIVING ROOM

11'5" x 23'11" (3.50m x 7.29m)

Gas central heating radiator, UPVC double glazed window to the front, UPVC double glazed French doors leading to the rear garden.

KITCHEN

16'9" x 10'2" (5.1m x 3.1m)

A range of fitted wall and base units in gloss style with laminate work surface over, integral fridge freezer, integral washing machine, inset ceramic sink with drainer and mixer tap, space for freestanding oven and hob, tiled splashback, UPVC double glazed window to the rear, gas central heating radiator, serving hatch into the dining room, spotlights to the ceiling.



UTILITY ROOM

8'1" x 6'11" (2.47m x 2.13m)

Plumbing for a freestanding washing machine, sink with chrome mixer tap and drainer, space for a fridge freezer, doors leading to a storage cupboard and downstairs w.c. UPVC composite door with double glazed frosted inset panel to the rear garden, tiled splashback, central heating radiator.

DOWNSTAIRS W.C.

4'7" x 2'11" (1.41m x 0.89m)

Low flush w.c., pedestal sink basin with small vanity unit, part panelled walls, UPVC double glazed frosted window to the rear, central heating radiator.

FIRST FLOOR LANDING

Doors to the bedrooms, house bathroom and over stairs storage cupboard. Dado rail.

BEDROOM ONE

12'10" x 9'0" (3.93m x 2.76m)

UPVC double glazed windows to the front, central heating radiator, built in wardrobes to one wall, door into the en suite/w.c.



EN SUITE/W.C.

6'6" x 2'7" (2m x 0.81m)

Low flush w.c., wash basin, shower and partially tiled walls.

BEDROOM TWO

10'8" x 9'9" (3.27m x 2.98m)

UPVC double glazed window to the rear, central heating radiator.



BEDROOM THREE

8'5" x 12'5" (2.57m x 3.80m)

Central heating radiator, UPVC double glazed window to the rear, door into eaves storage.



HOUSE BATHROOM/W.C.

7'7" x 7'4" (2.32m x 2.26m)

Fitted white three piece suite comprising low flush w.c., pedestal wash basin and panelled bath with electric shower over, UPVC double glazed frosted window to the rear, central heating ladder style towel radiator, tiled walls, storage cupboard.



BEDROOM FOUR

6'8" x 6'8" (2.04m x 2.05m)

UPVC double glazed window to the front, central heating radiator.

OUTSIDE

The rear garden benefits from a paved patio area ideal for outdoor seating and a paved path leading to further parking for two cars and a single detached garage. The rear garden is mainly laid to lawn with a further decked area. To the front the property benefits from well maintained laid to lawn gardens on a corner plot with a paved patio path leading to the front door. The property also benefits from further access round to the side of the property, which is also paved.



COUNCIL TAX BAND

The council tax band for this property is D

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.