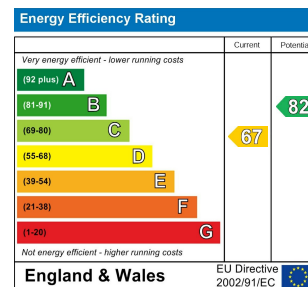
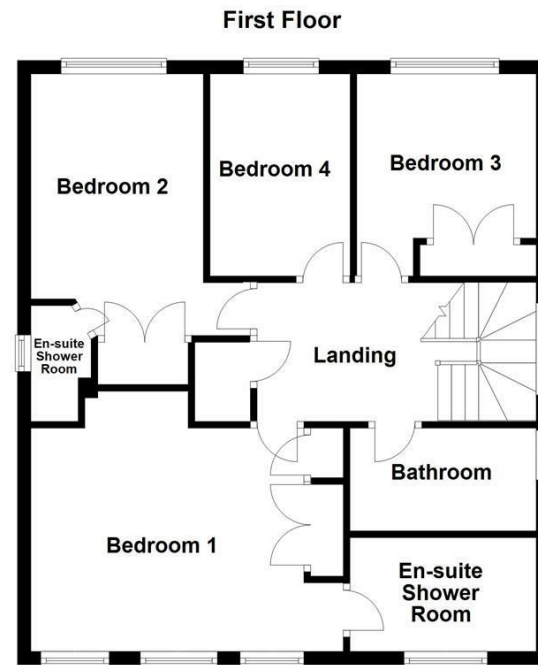
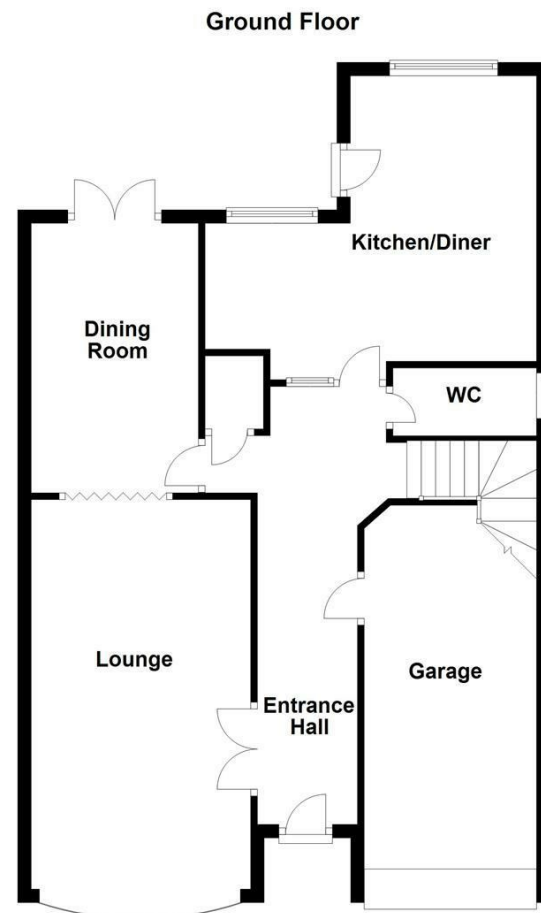




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## 9 Winchester Close, Wrenthorpe, Wakefield, WF2 0DT

**For Sale Freehold £400,000**

Occupying a pleasant and tucked away corner plot position is this well appointed and spacious four bedroom detached family home benefiting from UPVC double glazing, gas central heating and fibre broadband.

The accommodation fully comprises entrance hall, lounge, separate dining room, kitchen diner, downstairs w.c. and integral garage. To the first floor there are four bedrooms with both bedroom one and two benefiting from suite shower facilities, in addition to the main house bathroom/w.c. Outside, lawned garden to the front and a driveway providing off road parking for three-four vehicles leading to the integral garage, whilst to the rear there is an attractive lawned garden incorporating stone flagged terrace patio.

Situated in this popular part of Wrenthorpe, the property is well placed to local amenities including shops and schools. Local bus routes are nearby and there is good access to the motorway network.

A fantastic home ideal for the growing family and deserves an early viewing to fully appreciate the accommodation on offer and 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\*

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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.



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## ACCOMMODATION

### ENTRANCE HALL

UPVC entrance door, dado rail, two radiators, door to the integral garage, stairs to the first floor landing, door to the kitchen diner, cloaks, lounge, separate dining room and downstairs w.c.

### LOUNGE

10'9" x 18'11" [3.29m x 5.78m]

UPVC double glazed window to the front, radiator, detailed coving to the ceiling, gas fire with marble back, hearth and modern surround. Folding doors into the dining room and two radiators.

### DINING ROOM

8'10" x 11'10" [2.70m x 3.61m]

UPVC French doors to the rear, radiator, detailed coving to the ceiling.



### DOWNSTAIRS W.C.

Low flush w.c., wash basin over pedestal, splashback tiles, radiator, UPVC double glazed frosted window to the side, tiled effect flooring.

### KITCHEN DINER

16'3" x 13'10" max x 7'7" min [4.97m x 4.24m max x 2.33m min]

Window at the side of the door from the hallway. A range of modern wall and base units with work surface over incorporating 1 1/2 sink and drainer with mixer tap, plumbing for washing machine, space for a dishwasher, integrated fridge and freezer, integrated double oven and grill, tiled splashbacks, four ring gas hob with pull out filter hood over, space for a dryer, two UPVC double glazed windows to the rear, UPVC door to the side, radiator.



### FIRST FLOOR LANDING

UPVC double glazed frosted window to the side, dado rail, radiator, loft access, doors to the airing cupboard, four bedrooms and bathroom/w.c.

### BATHROOM/W.C.

5'2" x 8'7" [1.59m x 2.64m]

Low flush w.c. with concealed cistern, panelled bath, wash basin with vanity cupboards, part tiled splashback to the bath and wash basin, UPVC double glazed frosted window to the side, radiator.

### BEDROOM ONE

12'10" max x 13'7" x 15'6" max [3.92m max x 4.15m x 4.73m max]

Three UPVC double glazed windows to the front, radiator, built in double wardrobe, door to wardrobe., door to the en suite shower room/w.c.



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

8'7" into shower x 5'6" [2.62m into shower x 1.69m]

Low flush w.c. with concealed cistern, wash basin over vanity unit, fully tiled shower cubicle with electric shower, tiled effect floor, UPVC double glazed frosted window to the front and radiator.



### BEDROOM TWO

12'10" x 8'5" plus walk in area [3.92m x 2.58m plus walk in area]

UPVC double glazed window to the rear, radiator, built in double wardrobe. Door to the en suite shower room.

### EN SUITE SHOWER ROOM

4'0" x 5'8" into shower [1.24m x 1.74m into shower]

Fully tiled cubicle with electric shower, wash basin, radiator, UPVC double glazed window to the side, tiled effect floor.

### BEDROOM THREE

8'10" x 8'1" [2.70m x 2.48m]

UPVC double glazed window to the rear, built in double wardrobe.

### BEDROOM FOUR

9'10" x 6'8" [3.02m x 2.04m]

UPVC double glazed window to the rear, radiator.

### OUTSIDE

Occupying a corner plot position, an attractive lawn to the front and side. A driveway providing off street parking for two/three vehicles plus block paved area, which in turn provides further off road parking. The driveway leads to the integral garage with up and over door. To the rear there is an attractive lawned garden with plants and shrubs bordering incorporating stone flagged terrace patio and a greenhouse.



### 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.