



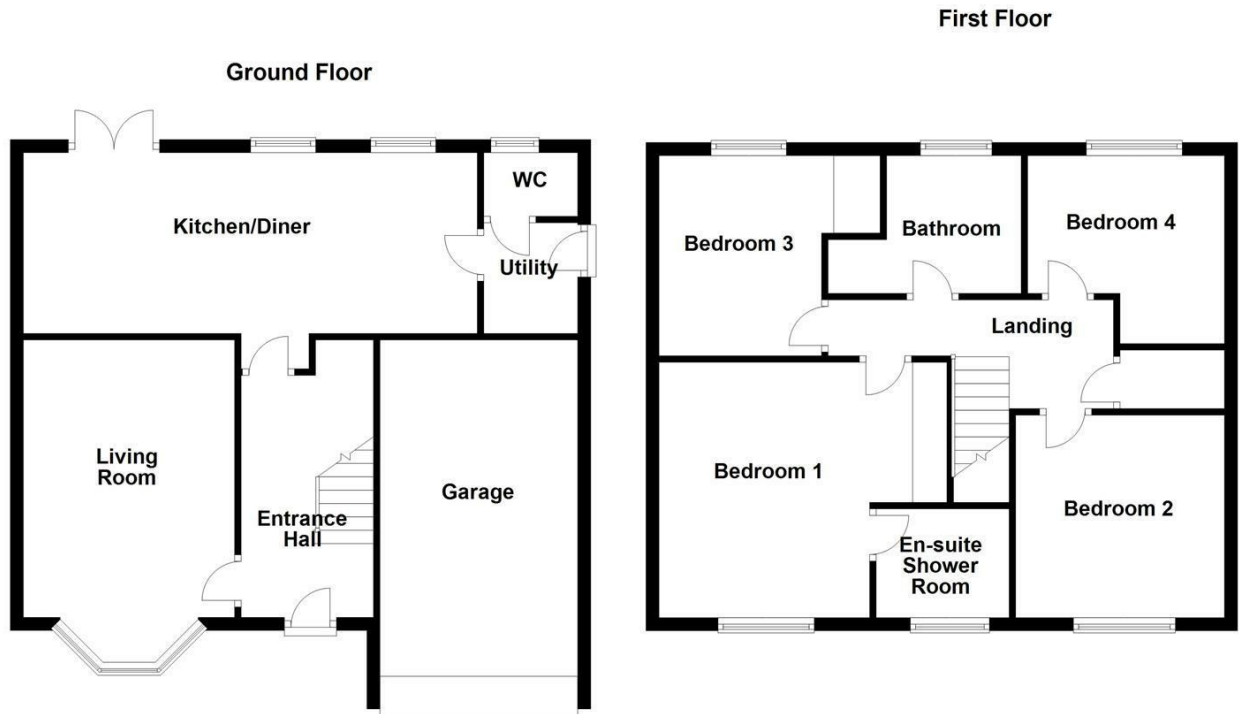
WAKEFIELD  
01924 291 294

OSSETT  
01924 266 555

HORBURY  
01924 260 022

NORMANTON  
01924 899 870

PONTEFRACT & CASTLEFORD  
01977 798 844



**1 Leaffield Court, Wrenthorpe, WF2 0FW**

**For Sale Freehold £435,000**

Located on a modern development is this four bedroom detached family home benefitting from two spacious reception rooms, ample off road parking and an enclosed landscaped rear garden.

The property fully comprises of the entrance hall, living room, spacious kitchen/diner with integrated appliances, separate utility room and downstairs w.c. The first floor landing leads to four double bedrooms (with bedroom one boasting en suite shower facilities) and modern four piece suite house bathroom/w.c. Outside to the front is a double tarmac driveway leading to the single integral garage providing ample off road parking and attractive lawned front garden. A paved pathway leads through a timber gate to the rear garden comprising paved patio area, perfect for al fresco dining and a pleasant lawn, fully enclosed by timber fencing.

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

**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

Energy Efficiency Rating		Current	Potential
Vary energy efficient - lower running costs			
(92 plus) A		83	82
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

**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.



## ACCOMMODATION

### ENTRANCE HALL

Composite front entrance door, UPVC double glazed frosted sunlight above the door, central heating radiator, staircase to the first floor landing and doors to the living room and kitchen/diner.

### LIVING ROOM

10'4" x 13'9" [min] x 16'2" [max] [3.16m x 4.21m [min] x 4.94m [max]]

UPVC double glazed bay window overlooking the front aspect and central heating radiator.



### KITCHEN/DINER

10'5" [max] x 9'0" [min] x 22'7" [3.20m [max] x 2.76m [min] x 6.90m]

Range of wall and base high gloss units with composite stone work surface over and composite stone upstanding above, integrated double oven and grill with five ring gas hob, glass splash back and chrome cooker hood. Integrated Bosch dishwasher, integrated fridge/freezer, inset spotlights to the ceiling, kick heater, two central heating radiators, downlights built into the wall cupboards, door providing access into the utility room. Set of UPVC double glazed French doors to the rear garden with built in blinds and two windows to the rear.



### UTILITY

4'8" x 5'6" [1.44m x 1.68m]

Range of high gloss base and units with laminate work surface over and laminate upstanding, plumbing and drainage for a washing machine and space for dryer. Composite side entrance door, inset spotlights to the ceiling, extractor fan and door providing access to the downstairs w.c.

### W.C.

3'2" x 4'8" [0.99m x 1.44]

Low flush w.c. and pedestal wash basin with mixer tap and tiled splash back. UPVC double glazed frosted window overlooking the rear aspect, central heating radiator and inset spotlights to the ceiling.

### FIRST FLOOR LANDING

Loft access and doors four bedrooms, modern four piece house bathroom and boiler cupboard. Central heating radiator.

### BEDROOM ONE

12'9" x 12'0" [max] x 10'3" [min] [3.90m x 3.67m [max] x 3.14m [min]]

UPVC double glazed window overlooking the front elevation, central heating radiator and fitted wardrobes with sliding doors. Door to the en suite shower room.



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

6'10" x 5'2" [2.10m x 1.59m]

Three piece suite comprising enclosed corner shower cubicle with mixer shower and shower attachment, low flush w.c. and pedestal wash basin with mixer tap. Partially tiled walls, UPVC double glazed frosted window overlooking the front elevation, inset spotlights to the ceiling and extractor fan. Ladder style radiator and shaver socket point.



### BEDROOM TWO

10'5" x 9'10" [3.19m x 3.02m]

UPVC double glazed window overlooking the front elevation and central heating radiator.



### BEDROOM THREE

8'3" x 10'0" [2.54m x 3.06m]

UPVC double glazed window overlooking the rear elevation, central heating radiator and fitted double wardrobe with sliding doors.

### BEDROOM FOUR

6'8" x 9'4" [max] x 9'10" [min] [2.05m x 2.86m [max] x 3.0m [min]]

UPVC double glazed window overlooking the rear elevation and central heating radiator.

### BATHROOM/W.C.

6'8" x 6'2" [min] x 8'11" [max] [2.05m x 1.90m [min] x 2.73m [max]]

Four piece suite comprising panelled bath with mixer tap, pedestal wash basin with mixer tap, low flush w.c. and enclosed shower cubicle with mixer shower. Inset spotlights to the ceiling, partially tiled, extractor fan and UPVC double glazed frosted window overlooking the rear elevation. Ladder style radiator.



### OUTSIDE

To the front is a double tarmac driveway providing ample off road parking with an integral single garage with manual up and over door and an attractive lawned front garden with planted border. A paved pathway leads through a timber gate to the rear garden. Within the rear garden is a paved patio area, perfect for entertaining and dining purposes overlooking an attractive L-shaped lawn with timber shed and timber bin store, the garden is fully enclosed by timber panelled surround fences and solid brick built walls.



### COUNCIL TAX BAND

The council tax band for this property is E.

### 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.