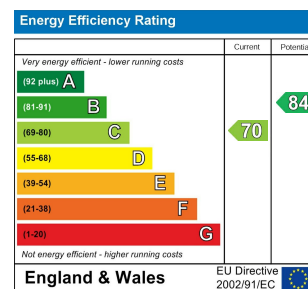




WAKEFIELD | **OSSETT** | **HORBURY**
01924 291 294 | **01924 266 555** | **01924 260 022**
NORMANTON | **PONTEFRACT & CASTLEFORD**
01924 899 870 | **01977 798 844**



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

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.



120. Wrenthorpe Lane, Wrenthorpe, Wakefield, WF2 0PH

For Sale Freehold Offers In The Region Of £270,000

Situated in Wrenthorpe is this superbly presented and extended three bedroom semi detached property benefitting from well proportioned accommodation, ample off road parking and an attractive enclosed rear garden with timber summerhouse.

The property briefly comprises of the entrance hall, living room, kitchen/dining room and sitting room. The first floor landing leads to three bedrooms and the house bathroom/w.c. Outside to the front there is a pebbled driveway providing off road parking for several vehicles running down the side of the property to the single detached garage. To the rear there is a beautifully landscaped garden incorporating lawned areas and pebbled areas, perfect for outdoor dining and entertaining with planted features and mature shrubs and trees. There's a timber summerhouse, ideal for a variety of purposes, fully enclosed by timber fencing.

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.

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



ACCOMMODATION

ENTRANCE HALL

12'1" x 5'8" (max) x 3'0" (min) [3.7m x 1.75m (max) x 0.92m (min)]
Composite double glazed entrance door, coving to the ceiling, dado rail, central heating radiator and doors to the living room and kitchen/dining room. Stairs to the first floor landing with understairs storage cupboard.

LIVING ROOM

13'7" (max) x 11'4" (min) x 6'0" [4.15m (max) x 3.47m (min) x 1.83m]
UPVC double glazed box window to the front, column central heating radiator, coving to the ceiling and log burning stove with marble hearth and wooden mantle.



KITCHEN/DINING ROOM

17'5" x 11'3" (max) 6'8" (min) [5.31m x 3.44m (max) 2.04m (min)]
Range of wall and base units with laminate work surface over, stainless steel sink and drainer with mixer tap, partial tiled splash back, space for a fridge/freezer, space and plumbing for a washing machine and dishwasher. Matching cupboard housing the combi boiler. Space for a Range style cooker, an opening through to the sitting room, partial coving to the ceiling, UPVC double glazed window to the side, UPVC double glazed frosted door to the rear garden.

SITTING ROOM

8'5" x 7'8" [2.59m x 2.35m]
Spotlights to the ceiling, velux skylight, UPVC double glazed window to the side, set of UPVC double glazed French doors to the rear garden and central heating radiator.



FIRST FLOOR LANDING

7'8" x 5'8" [2.34m x 1.73m]

Coving to the ceiling, dado rail, UPVC double glazed window to the side, loft access and doors to three bedrooms and the house bathroom.

BEDROOM ONE

11'5" x 10'3" [3.48m x 3.13m]

UPVC double glazed window to the front, coving to the ceiling, central heating radiator and fitted wardrobes either side of the chimney breast.



BEDROOM TWO

11'4" x 9'0" [3.47m x 2.75m]

UPVC double glazed window to the rear, central heating radiator and fitted wardrobes with sliding mirror doors.



BEDROOM THREE

7'8" x 5'8" [2.34m x 1.74m]

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

BATHROOM/W.C.

5'8" x 7'3" [1.74m x 2.22m]

UPVC double glazed frosted window to the rear, chrome ladder style radiator, low flush w.c., wall mounted wash basin with mixer tap and bath with mixer tap, overhead shower and shower attachment. Partially tiled.



OUTSIDE

To the front of the property is a pebbled driveway providing off road parking for several vehicles leading down the side of the property to the single detached garage with further planted bed border with mature shrubs and trees surrounded by hedging and partial walls. To the rear there is a beautifully landscaped garden incorporating lawned areas and pebbled areas, perfect for outdoor dining and entertaining with planted features and mature shrubs and trees. There's a timber summerhouse on a concrete base [3m x 4m] which is insulated, ideal for a variety of purposes, fully enclosed by timber fencing.



COUNCIL TAX BAND

The council tax band for this property is B.

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.