



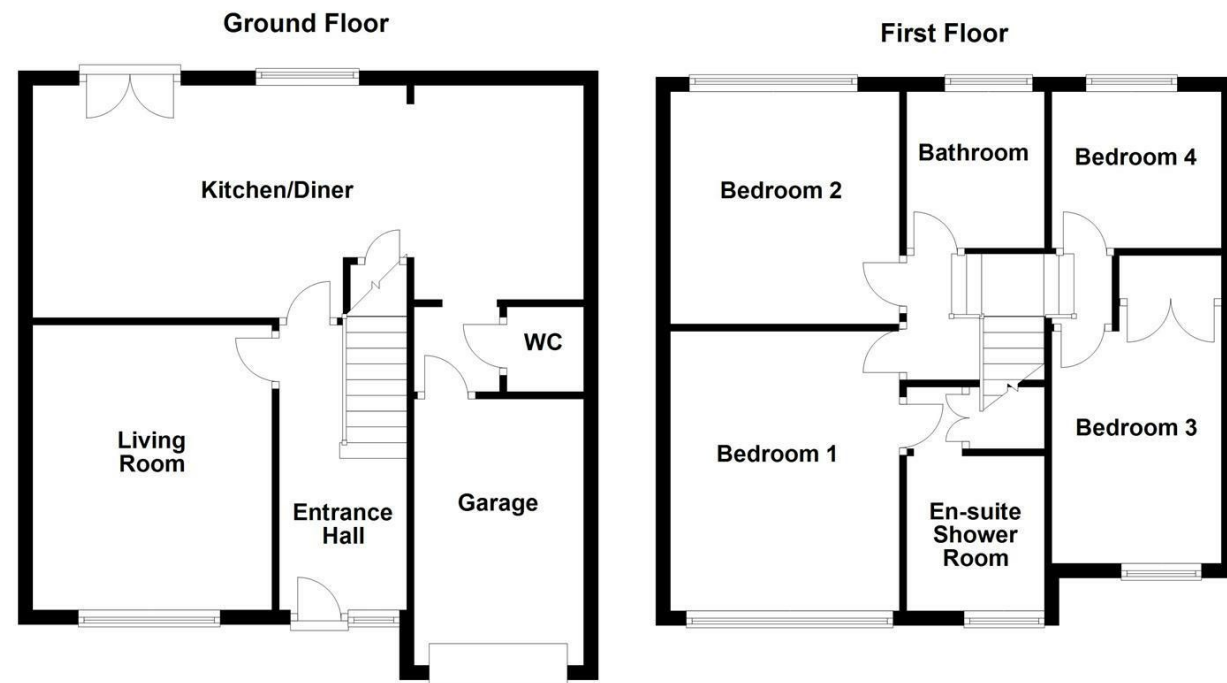
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## 1a Lyndale Drive, Wrenthorpe, Wakefield, WF2 0JZ

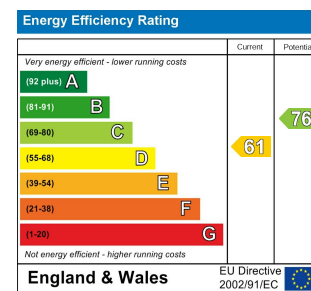
For Sale Freehold £375,000

Situated in Wrenthorpe is this generously proportioned four bedroom detached home benefitting from ample reception space, off road parking and attractive tiered rear garden.

The property briefly comprises of the entrance hall, living room, kitchen/dining, downstairs w.c. and integral garage. The first floor landing leads to four bedrooms (with bedroom one boasting en suite shower facilities) and the main house bathroom/w.c. Outside to the front is a block paved driveway providing off road parking for several vehicles leading to the single integral garage with electric roller door. To the rear is a tiered rear garden incorporating paved patio area, lawned and grass seeded with the upper tier paved with wood chip area, fully enclosed by timber fencing.

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.

A fantastic family home offering well appointed and spacious accommodation throughout and 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



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## ACCOMMODATION

### ENTRANCE HALL

Composite front entrance door, decorative panelling to the walls, coving to the ceiling, column central heating radiator, stairs to the first floor landing and doors to the kitchen/dining room and living room.

### LIVING ROOM

10'9" x 12'11" [3.29m x 3.94m]

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



### KITCHEN/DINING ROOM

25'4" x 14'4" [max] x 6'10" [min] [7.74m x 4.38m [max] x 2.1m [min]]

Range of modern wall and base units with laminate work surface over, 1 1/2 stainless steel sink and drainer with mixer tap and instant boiling water tap, four ring Zanussi induction hob with laminate splash back and extractor hood above. Integrated Neff double oven and microwave, space for an American style fridge/freezer and integrated dishwasher. Partial spotlights to the ceiling, UPVC double glazed window and anthracite UPVC double glazed French doors to the rear garden, access to an understairs storage

cupboard, two anthracite column central heating radiators and doors to the downstairs w.c. and garage. Boiler housed within a cupboard.



### W.C.

3'1" x 3'11" [0.96m x 1.2m]

Decorative panelling, coving to the ceiling, column central heating radiator, extractor fan, low flush w.c. and ceramic wash basin with storage unit and mixer tap.

### GARAGE

7'4" x 12'10" [2.25m x 3.93m]

Split into two tiers ideal for a utility area with space and plumbing for a washing machine and tumble dryer with laminate work surface over. Coving to the ceiling, electric roller door and power and light.

### FIRST FLOOR LANDING

Coving to the ceiling and doors to four bedrooms and the house bathroom.

### BEDROOM ONE

12'11" x 10'4" [3.94m x 3.17m]

Coving to the ceiling, central heating radiator, UPVC double glazed window to the front and door leading to the en suite shower room.



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

6'3" x 9'9" [max] 6'7" [min] [1.91m x 2.99m [max] 2.03m [min]]

Loft access, UPVC double glazed frosted window to the front, chrome ladder style central heating radiator, coving to the ceiling, low flush w.c., pedestal wash basin, double shower cubicle with electric shower head attachment and glass shower screen. Access to an overstairs storage cupboard.



### BEDROOM TWO

10'5" x 10'4" [3.19m x 3.16m]

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



### BEDROOM THREE

11'6" x 7'6" [max] x 4'5" [min] [3.53m x 2.31m [max] x 1.35m [min]]

Fitted wardrobe with double doors, UPVC double glazed window to the front, central heating radiator and coving to the ceiling.

### BEDROOM FOUR

7'0" x 7'8" [2.15m x 2.35m]

Central heating radiator, UPVC double glazed window to the rear and coving to the ceiling.

### BATHROOM/W.C.

7'4'5" x 6'2" [22.7m x 1.9m]

UPVC double glazed frosted window to the rear, coving to the ceiling, chrome ladder style electric radiator, low flush w.c., pedestal wash basin with mixer tap and bath with mixer tap, water style jets and shower head attachment. Separate shower cubicle with shower head attachment and glass shower screen.



### OUTSIDE

To the front of the property is a block paved driveway providing off road parking for several vehicles leading to the single integral garage with electric roller door. To the rear is a tiered rear garden incorporating paved patio area, lawned and grass seeded with the upper tier paved with wood chip area, fully enclosed by timber fencing.



### COUNCIL TAX BAND

The council tax band for this property is D.

### 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.