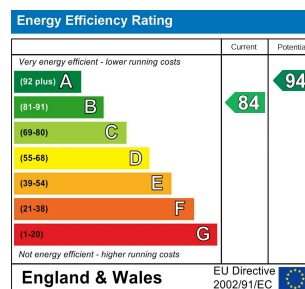


Total area: approx. 134.6 sq. metres (1449.2 sq. feet)



**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.



WAKEFIELD  
01924 291 294

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01924 266 555

HORBURY  
01924 260 022

NORMANTON  
01924 899 870

PONTEFRACT & CASTLEFORD  
01977 798 844



**4 Southview Drive, Wrenthorpe, WF2 0GN**

**For Sale Freehold Offers Over £362,600**

A fantastic opportunity to purchase this superbly appointed four double bedroom semi detached property situated in the heart of Wrenthorpe. The property is extremely well presented, ready to move into and is the perfect family home.

The accommodation fully comprises entrance hall, downstairs w.c., kitchen diner with separate utility storage and play area/study. Living room with bi-folding doors opening onto the garden. To the first floor there are four bedrooms, the main bedroom with en suite shower room/w.c. in addition to the family house bathroom/w.c. Gardens to the front and rear as well as a driveway to the front providing parking.

The property is in a fantastic location perfect for nearby schools, within walking distance to local amenities and has fantastic transport links nearby.

Early viewing is essential as this property is not one to be missed.



**OPEN 7 DAYS A WEEK | RICHARDKENDALL.CO.UK**



#### ACCOMMODATION

##### ENTRANCE HALL

3'4" x 5'0" (1.04m x 1.53m)

UPVC composite door. Door to the downstairs w.c., wooden sliding door leading into the kitchen diner.

##### DOWNSTAIRS W.C.

3'9" x 7'2" (1.16 x 2.2)

Low flush w.c., pedestal sink basin, gas central heating radiator.

##### KITCHEN DINER

14'11" x 20'9" (4.57m x 6.35m)

Stairs to the first floor landing, doors leading into the play room, understairs storage and living room. A range of modern fitted wall and base units with laminate work surface over. Island with inset chrome sink and mixer tap, separate drainer, five ring gas hob, integral mid range oven and microwave, integral fridge freezer, integral dishwasher, spotlights to the ceiling, UPVC double glazed window to the front, gas central heating radiator.



##### LIVING ROOM

10'9" x 15'2" (3.3m x 4.63m)

Gas central heating radiator, UPVC composite bi-fold doors leading to the rear garden.



##### PLAY ROOM

8'10" x 12'5" (2.7m x 3.81m)

UPVC double glazed window to the front, gas central heating radiator, laminate flooring, door leading into separate storage and utility room.



##### STORAGE ROOM/UTILITY ROOM

11'7" x 8'7" (3.55m x 2.62m)

Inset chrome sink with mixer tap, plumbing for a washing machine, space for a dryer, space for a fridge freezer, UPVC composite door leading through to the rear garden.

##### FIRST FLOOR LANDING

A split landing with doors leading to the bedrooms, storage cupboard and house bathroom/w.c.

##### BEDROOM ONE

14'8" x 14'6" (4.49m x 4.44m)

Doors to the en suite and storage cupboard. Gas central heating radiator, two UPVC double glazed windows to the front. Internal stud wall with provision for a wall mounted tv and having space for dressing table behind.



##### EN SUITE/W.C.

7'7" x 7'2" (2.32m x 2.19m)

Modern fitted white suite having walk in shower, low flush w.c., pedestal wash basin with vanity unit. Tiled floor and partially tiled walls. UPVC double glazed frosted window to the side, gas central heating ladder style towel radiator.



##### BEDROOM TWO

9'5" x 11'0" (2.88m x 3.36m)

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

##### BEDROOM THREE

7'8" x 12'5" (2.34m x 3.8m)

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



##### BEDROOM FOUR

9'4" x 10'5" (2.87m x 3.19m)

Gas central heating radiator, UPVC composite window to the rear.

##### HOUSE BATHROOM/W.C.

7'0" x 6'6" (2.14m x 1.99m)

Modern white suite comprising panelled bath with waterfall shower over, pedestal sink basin and low flush w.c. Part tiled walls, UPVC double glazed frosted window to the rear, ladder style gas central heating towel radiator.

##### OUTSIDE

To the rear of the property there is an enclosed family sized rear garden, which is mainly laid to lawn with planted beds to either side and decked area. The garden also benefits from a paved patio area to the front perfect for seating and outdoor entertaining. Enclosed by timber fencing. To the front there is a laid to lawn garden, paved pathway and tarmac driveway with parking for up to two cars.



##### 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.

##### COUNCIL TAX BAND

The council tax band for this property is D.