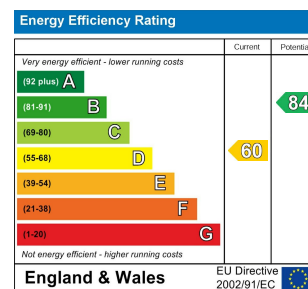
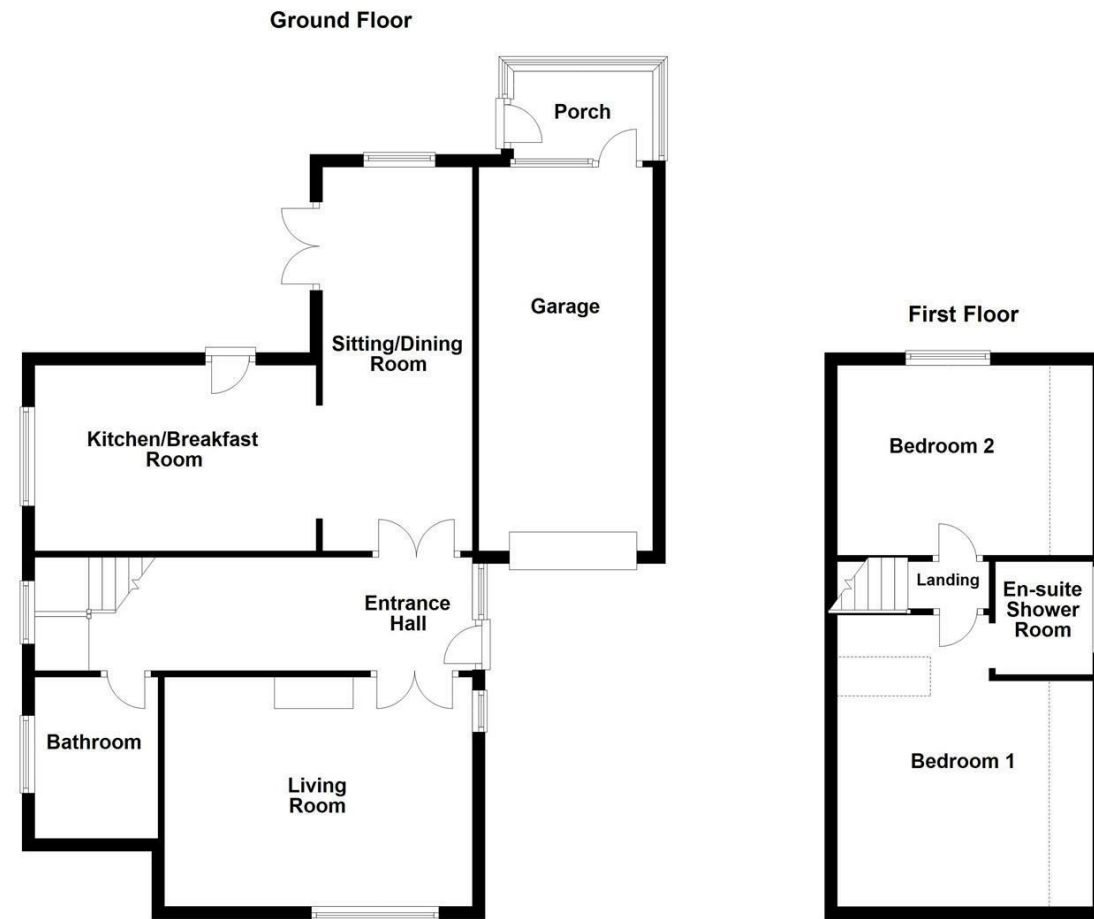




WAKEFIELD | **OSSETT** | **HORBURY**
01924 291 294 | **01924 266 555** | **01924 260 022**
NORMANTON | **PONTEFRACT & CASTLEFORD**
01924 899 870 | **01977 798 844**



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.



11 Ashley Close, Wrenthorpe, Wakefield, WF2 0JU

For Sale Freehold £314,995

Nestled in a cul-de-sac location is this superbly presented two bedroom detached home benefitting from ample reception space furthered by a rear extension, ample off road parking and an attractive enclosed rear garden.

The property briefly comprises of the entrance hall, living room, bathroom/w.c., sitting/dining room and kitchen/breakfast room. The first floor landing leads to two bedrooms (bedroom one boasting en suite facilities). The property sits on a fantastic corner plot with pebbled garden to the front with a set of iron gates provide access to a paved driveway providing off road parking leading down the side of the property to the single detached garage with rear porch. To the rear there is an artificial lawn with raised pebbled beds and paved patio area, perfect for outdoor dining and entertaining, fully enclosed by hedging and 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.

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

23'6" x 5'11" [7.17m x 1.81m]

Composite front entrance door with frosted pane, coving to the ceiling, central heating radiator, UPVC double glazed window to the side with window seat, oak stairs to the first floor landing with glass balustrade and two sets of double doors leading to the living room and sitting/dining room. Further door to the bathroom.

LIVING ROOM

16'0" x 12'0" [max] x 10'5" [min] [4.89m x 3.66m [max] x 3.18m [min]]

Coving to the ceiling, central heating radiator and UPVC double glazed windows to the side and front. Multi fuel burning stove with slate hearth and wooden mantle.



BATHROOM/W.C.

8'5" x 6'5" [2.59m x 1.97m]

UPVC double glazed frosted window to the side, spotlights to the

ceiling, fully tiled, brushed brass ladder style central heating radiator, concealed cistern low flush w.c., wash basin built into storage unit with mixer tap and bath with mixer tap and shower head attachment.



SITTING/DINING ROOM

19'11" x 7'9" [6.09m x 2.38m]

UPVC double glazed window and a set of UPVC double glazed French doors to the rear garden, spotlights to the ceiling, coving to the ceiling, central heating radiator and an opening to the kitchen/breakfast room.

KITCHEN/BREAKFAST ROOM

14'8" x 9'8" [4.48m x 2.97m]

Range of modern wall and base units with quartz work surface over, 1 1/2 stainless steel sink with mixer tap, breakfast bar with matching quartz work surface, integrated four ring induction hob with integrated extractor and splash back. Integrated double oven, integrated fridge/freezer and integrated washing machine. Column central heating radiator, UPVC double glazed window to the side, composite double glazed door to the rear garden, spotlights and coving to the ceiling. The ideal combi boiler is housed in here.

FIRST FLOOR LANDING

Loft access. Timber framed frosted windows to bedroom one and doors to two bedrooms.

BEDROOM ONE

15'6" x 9'8" [max] x 2'7" [min] [4.73m x 2.95m [max] x 0.81m [min]]

Timber framed frosted windows to the landing, central heating radiator, UPVC double glazed window to the front and range of fitted wardrobes and storage units. Door leading to the storage eaves and an opening to the en suite.



EN SUITE SHOWER ROOM/W.C.

5'10" x 5'5" [1.78m x 1.67m]

UPVC double glazed frosted window to the side, coving to the ceiling, spotlights, anthracite ladder style central heating radiator, concealed cistern low flush w.c., storage unit with built in wash basin and mixer tap. Shower cubicle with shower head attachment and glass shower screen.

BEDROOM TWO

9'8" x 10'10" [2.95m x 3.32m]

Range of fitted wardrobe and storage units. Central heating radiator, UPVC double glazed window to the rear and access to storage eaves.

OUTSIDE

To the front of the property there is a pebbled garden with mature shrub and conifers. A set of iron gates provide access to a paved driveway providing off road parking leading down the side of the property to the single detached garage with manual up and over door. To the rear there is an artificial lawn with raised pebbled beds and paved patio area, perfect for outdoor dining and entertaining, fully enclosed by hedging and timber fencing.



GARAGE

20'9" x 9'0" [6.33m x 2.76m]

Manual up and over door, power and light. Space and plumbing for a washing machine, tumble dryer and fridge/freezer. Single paned timber framed window and door to the rear porch.

PORCH

4'7" x 7'2" [1.42m x 2.2m]

Surrounded by UPVC double glazed windows with UPVC double glazed door to the rear garden.

COUNCIL TAX BAND

The council tax band for this property is C.

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.