



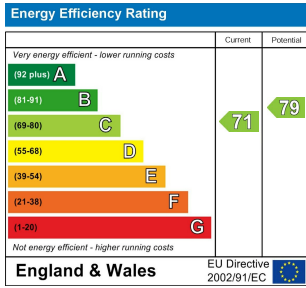
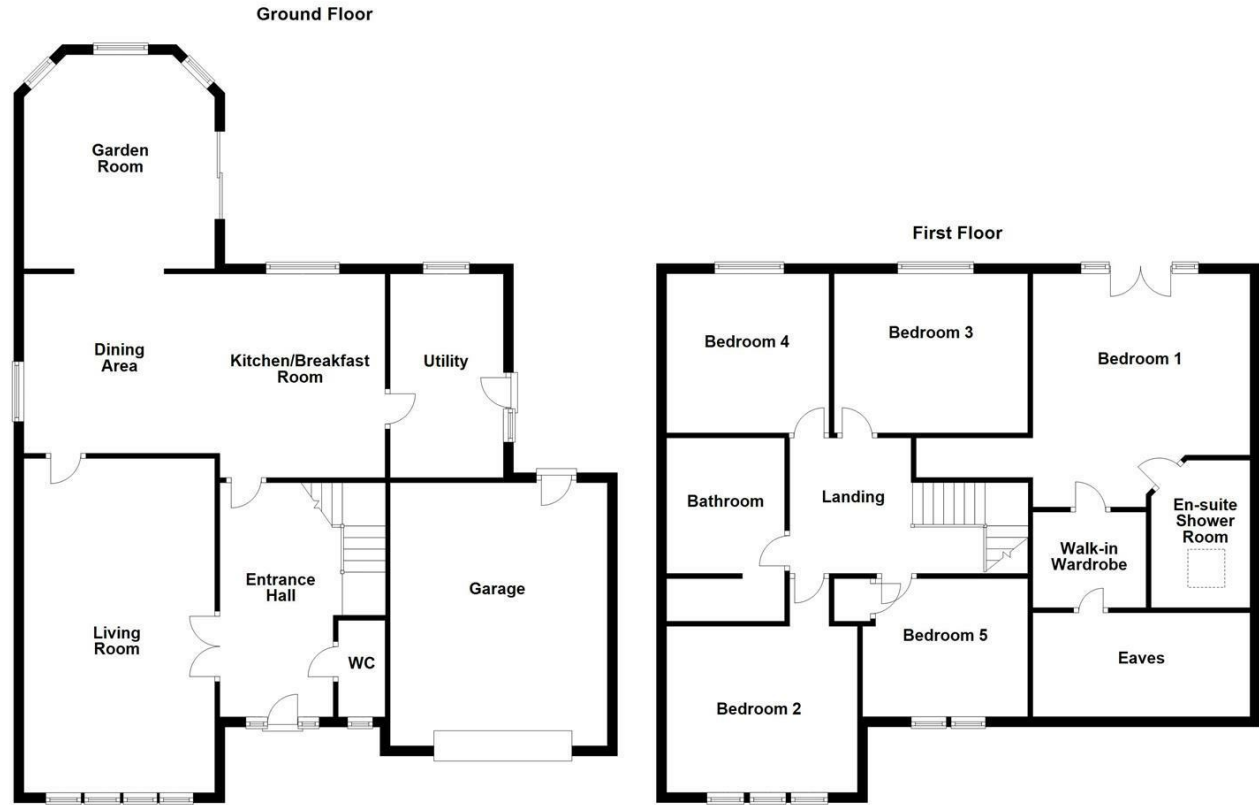
WAKEFIELD  
01924 291 294

OSSETT  
01924 266 555

HORBURY  
01924 260 022

NORMANTON  
01924 899 870

PONTEFRACT & CASTLEFORD  
01977 798 844



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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.



**5A Wrenthorpe Lane, Wrenthorpe, Wakefield, WF2 0QB**  
**For Sale Freehold £550,000**

Nestled in a pleasant tree lined location is this generously proportioned five bedroom detached family home boasting superbly presented accommodation, rear garden room extension, ample off road parking and spacious attractive rear garden.

The property briefly comprises of the entrance hall, downstairs w.c., living room, kitchen/breakfast room with dining area, garden room, utility room and integral garage. The first floor landing leads to five bedrooms (four of which are doubles), with the principal bedroom boasting en suite shower room and walk in wardrobe plus four piece suite house bathroom/w.c. Outside to the front of the property is a lawned garden and block driveway provides off road parking leading to the single integral garage and a pebbled area providing further off road parking. To the rear is an attractive landscaped tiered garden comprising of a paved patio area, perfect for outdoor dining and entertaining with a pleasant lawn and corner further paved area, fully enclosed by hedging and 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

15'3" x 10'9" (max) x 7'3" (min) [4.67m x 3.29m (max) x 2.23m (min)]  
UPVC double glazed partially frosted entrance door, dado rail, coving to the ceiling, stairs to the first floor landing, central heating radiator and doors to the downstairs w.c. and kitchen/breakfast room. Double doors to the living room.

### W.C.

Low flush w.c., pedestal wash basin, chrome ladder style radiator and UPVC double glazed frosted window to the front.

### LIVING ROOM

21'9" x 12'5" (6.65m x 3.8m)  
UPVC double glazed windows to the front, two central heating radiators and gas fireplace with marble hearth and surround. Coving to the ceiling and door to the dining area.



### KITCHEN/BREAKFAST ROOM

13'3" x 10'9" [4.06m x 3.28m]  
Range of wall and base units with laminate work surface over, 1 1/2 ceramic sink and drainer with mixer tap, four ring gas hob with splash back and extractor hood. Integrated double oven, integrated dishwasher, integrated fridge/freezer. Breakfast bar with matching work surface over. Door through to the utility room, an opening to the dining area, UPVC double glazed window to the rear and spotlights to the ceiling.

### DINING AREA

11'8" x 12'5" (3.58m x 3.79m)  
An opening through to the garden room, UPVC double glazed frosted window to the side, coving to the ceiling and central heating radiator.



### GARDEN ROOM

13'10" x 12'1" (max) x 5'1" (min) [4.24m x 3.7m (max) x 1.57m (min)]  
UPVC double glazed windows to the rear garden, a set of sliding doors to the rear garden, central heating radiator and coving to the ceiling.



### UTILITY ROOM

13'6" x 7'6" [4.12m x 2.29m]  
Range of wall and base units with laminate work surface over, 1 1/2 stainless steel sink and drainer with mixer tap, space for a fridge/freezer, space and plumbing for a washing machine and tumble dryer. UPVC double glazed frosted side door, central heating radiator and UPVC double glazed window to the rear.

### INTEGRAL GARAGE

17'4" x 14'2" [5.29m x 4.33m]  
Electric roller door, power and light, UPVC double glazed frosted rear door, Ideal boiler is housed in here.

### FIRST FLOOR LANDING

Loft access, coving to the ceiling, dado rail and doors to five bedrooms and the house bathroom.

### BEDROOM ONE

22'8" x 15'2" (max) x 2'8" (min) [6.91m x 4.64m (max) x 0.83m (min)]  
Set of UPVC double glazed French doors to a Juliet style balcony looking over the rear garden, loft access, two central heating radiators, coving to the ceiling, spotlights and doors to the en suite shower room and walk in wardrobe.



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

6'11" x 9'7" (max) x 6'8" (min) [2.11m x 2.94m (max) x 2.05m (min)]  
Three piece suite comprising low flush w.c., pedestal wash basin with tiled splash back and shower cubicle with electric shower and glass shower screen. Velux skylight, spotlights to the ceiling, column style central heating radiator, extractor fan and exposed beams to the ceiling.

### WALK IN WARDROBE

5'11" x 7'4" [1.82m x 2.26m]  
Access to the storage eaves and exposed beams to the ceiling.

### BEDROOM TWO

13'9" x 12'3" (max) x 2'9" (min) [4.21m x 3.75m (max) x 0.84m (min)]  
An array of fitted wardrobes with partially mirrored doors, UPVC double glazed windows to the front, central heating radiator and coving to the ceiling.

### BEDROOM THREE

10'4" x 10'3" [3.15m x 3.13m]  
Central heating radiator, UPVC double glazed window to the rear and coving to the ceiling.

### BEDROOM FOUR

10'3" x 10'8" [3.13m x 3.26m]  
UPVC double glazed window to the rear, coving to the ceiling and central heating radiator.

### BEDROOM FIVE

9'0" x 10'9" (max) x 9'10" (min) [2.76m x 3.3m (max) x 3.01m (min)]  
UPVC double glazed windows to the front, loft access, coving to the ceiling, central heating radiator and access to a storage cupboard.

### BATHROOM/W.C.

7'6" x 11'10" (max) x 8'9" (min) [2.31m x 3.61m (max) x 2.68m (min)]  
Four piece suite comprising low flush w.c., wall mounted wash basin with mixer tap and tiled splash back, bath with mixer tap and shower head attachment and separate shower cubicle with shower head attachment. Extractor fan, spotlights to the ceiling, UPVC double glazed frosted window to the side and two chrome ladder style radiators.



### OUTSIDE

To the front of the property is a lawned garden with a planted bed border incorporating mature trees and shrubs throughout. A block driveway provides off road parking leading to the single integral garage and a pebbled area providing further off road parking. To the rear is an attractive landscaped tiered garden comprising of a paved patio area, perfect for outdoor dining and entertaining with a pleasant lawn and corner further paved area, fully enclosed by hedging and timber fencing.



### 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.

### COUNCIL TAX BAND

The council tax band for this property is TBC.