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01924 266 555

HORBURY
01924 260 022

NORMANTON
01924 899 870

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277 Wrenthorpe Road, Wrenthorpe, Wakefield, WF1 2BU

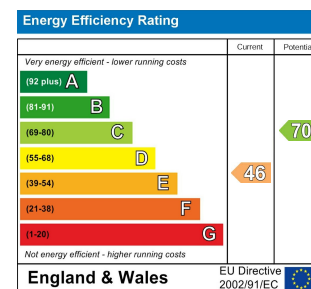
For Sale Freehold £220,000

Superbly presented is this three bedroom end terrace property with no onward chain, tastefully decorated throughout and benefitting from ample reception space furthered by a rear extension and low maintenance gardens to the front and rear.

The property briefly comprises of the living room, hallway leading to the dining room [with access down the cellar], kitchen and downstairs w.c. The first floor landing leads to three bedrooms and the house bathroom/w.c. Outside the property is accessed via an iron gate onto a pebbled garden with pathway to the front door and down the side of the property. To the rear is a low maintenance rear garden with pebbled areas with a stone paved patio area, perfect for outdoor dining and entertaining with stone paved steps outside the French doors.

The property is within walking distance to the local amenities and schools located within the sought after area of Wrenthorpe with main bus routes running to and from Wakefield city centre. The M1 motorway is only a short distance away, perfect for those looking to travel further afield.

Only a full internal inspection will reveal all that's on offer at this home and an early viewing is 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

LIVING ROOM

11'2" x 15'10" [max] x 14'7" [min] [3.41m x 4.83m [max] x 4.45m [min]]

Composite front entrance door, UPVC double glazed window to the front, door to the further hallway, central heating radiator, decorative fireplace with granite hearth and laminate surround.

HALLWAY

Central heating radiator, stairs to the first floor landing and door through to the dining room.

DINING ROOM

12'2" x 15'10" [max] x 14'2" [min] [3.72m x 4.83m [max] x 4.34m [min]]

UPVC double glazed window to the side, central heating radiator, door providing access to the cellar and door to the kitchen.



KITCHEN

9'10" x 15'10" [max] x 12'8" [min] [3.02m x 4.83m [max] x 3.87m [min]]

Range of modern wall and base units with laminate work surface, stainless steel sink and drainer with mixer tap, four ring gas hob with stainless steel extractor hood above, integrated oven, space and plumbing for a washing machine, space for an American style fridge/freezer. UPVC double glazed window and French doors to the rear, UPVC double glazed frosted door to the side, central heating radiator and door to the downstairs w.c.



W.C.

2'11" x 5'11" [0.89m x 1.81m]

Central heating radiator, UPVC double glazed frosted window to the side, concealed cistern low flush w.c., wall mounted wash basin with mixer tap. The combi boiler is housed in here.

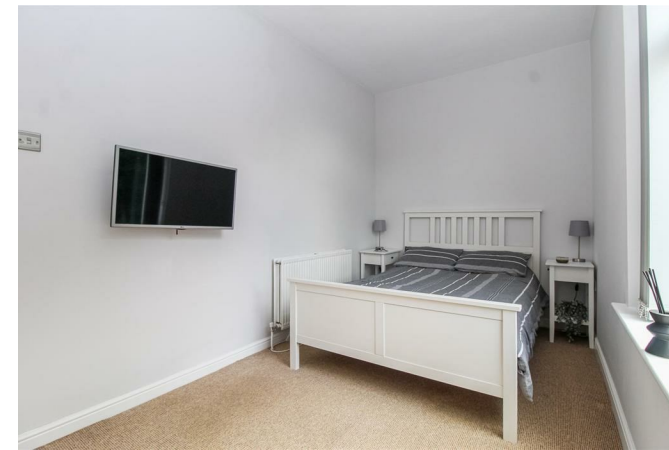
FIRST FLOOR LANDING

Doors to three bedrooms and the house bathroom.

BEDROOM ONE

7'8" x 15'10" [max] x 14'7" [min] [2.36m x 4.83m [max] x 4.46m [min]]

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



BEDROOM TWO

12'2" x 10'0" [max] x 7'10" [min] [3.71m x 3.07m [max] x 2.41m [min]]

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



BEDROOM THREE

9'2" x 7'6" [max] x 6'3" [min] [2.8m x 2.3m [max] x 1.93m [min]]

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

BATHROOM/W.C.

9'6" x 6'2" [max] x 3'0" [min] [2.9m x 1.9m [max] x 0.92 [min]]

Central heating radiator, loft access, spotlights to the ceiling, extractor fan, low flush w.c., pedestal wash basin with mixer tap, panelled bath with mixer tap and shower head attachment. Partially tiled.



OUTSIDE

To the front of the property is a pebbled garden with access via a iron gate onto a stone paved pathway leading to the front door and down the side of the property. To the rear is a low maintenance garden incorporating pebbled areas with a stone paved patio area, perfect for outdoor dining and entertaining with stone paved steps outside the French doors.



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.