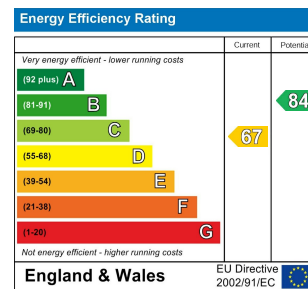
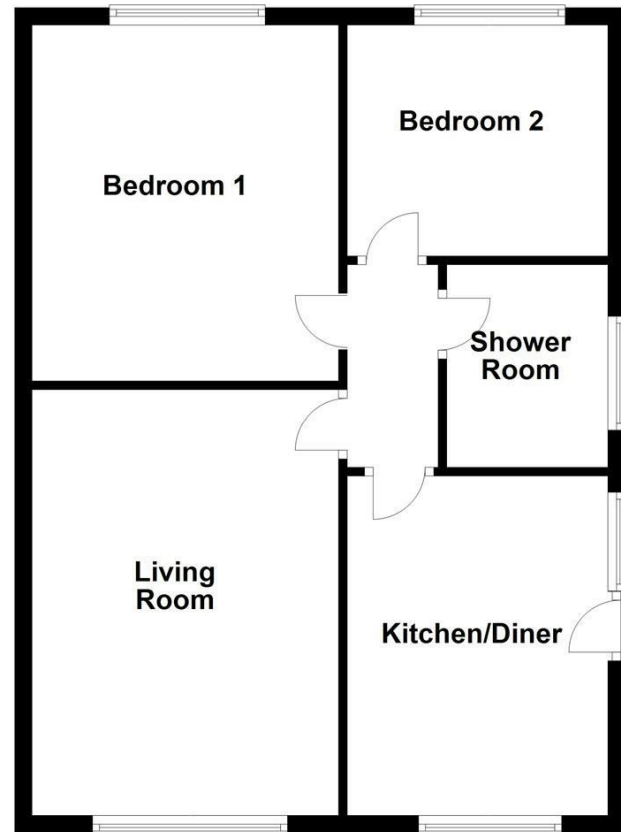




WAKEFIELD | **OSSETT** | **HORBURY**
01924 291 294 | **01924 266 555** | **01924 260 022**
NORMANTON | **PONTEFRACT & CASTLEFORD**
01924 899 870 | **01977 798 844**

Ground Floor



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.



15 Furness Avenue, Wrenthorpe, Wakefield, WF2 0NJ

For Sale Freehold £240,000

This attractive and well maintained two bedroom semi detached bungalow is situated on a popular residential street within the sought after area of Wrenthorpe.

This bungalow offers well proportioned accommodation which comprises of a good sized modern kitchen/diner, spacious lounge, two double bedrooms and modern shower room/w.c. There are front and rear gardens with block paved driveway and garage.

Wrenthorpe itself offers a range of amenities yet is within convenient distance of Wakefield city centre, as well as offering excellent transport links including the motorway network close by for those wishing to commute.

The bungalow is offered with no onward chain and provides ready to move into accommodation sure to appeal to many.



ACCOMMODATION

KITCHEN/DINER

9'10" x 12'9" [3.0m x 3.89m]

Side facing UPVC double glazed entrance door. Range of fitted wall and base units with complementary work surface over incorporating 1 1/2 stainless steel sink and drainer with swan neck mixer tap, in built electric oven with four ring gas hob with extractor hood over. Space for a freestanding larder style fridge/freezer, space and plumbing for an automatic washing machine and integrated dishwasher. Wood effect vinyl flooring, UPVC double glazed windows to the front and side, double central heating radiator and door to inner hallway.



HALLWAY

Access to two bedrooms, living room and shower room. Loft hatch with loft ladder for access to the partially boarded insulated loft.

LIVING ROOM

11'3" x 16'0" [3.44m x 4.89m]

UPVC double glazed window to the front, carpeted flooring, coving to the ceiling, television point and feature fireplace with gas fire inset.



BEDROOM ONE

12'10" x 11'3" [3.92m x 3.45m]

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



BEDROOM TWO

9'10" x 9'1" [3.01m x 2.78m]

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



SHOWER ROOM/W.C.

6'1" x 5'5" [1.86m x 1.67m]

Fully tiled, walk in shower with main dual head power shower over, vanity unit with wash hand basin and chrome mixer tap, concealed cistern low flush w.c., UPVC double glazed frosted window to the side, spotlights, extractor fan and heated ladder style heated towel rail.



OUTSIDE

To the front of the property is a well maintained lawned garden and block paved driveway leading down the side of the property providing off road parking for up to four vehicles leading to the detached garage with electric roller shutter door. To the rear is an attractive garden with paved areas and laid to lawn, bed borders and fenced boundaries.



COUNCIL TAX BAND

The council tax band for this property is B.

FLOOR PLAN

This floor plan is intended as a rough guide only and is not to be intended as an exact representation and should not be scaled. We cannot confirm the accuracy of the measurements or details of this floor plan.

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.