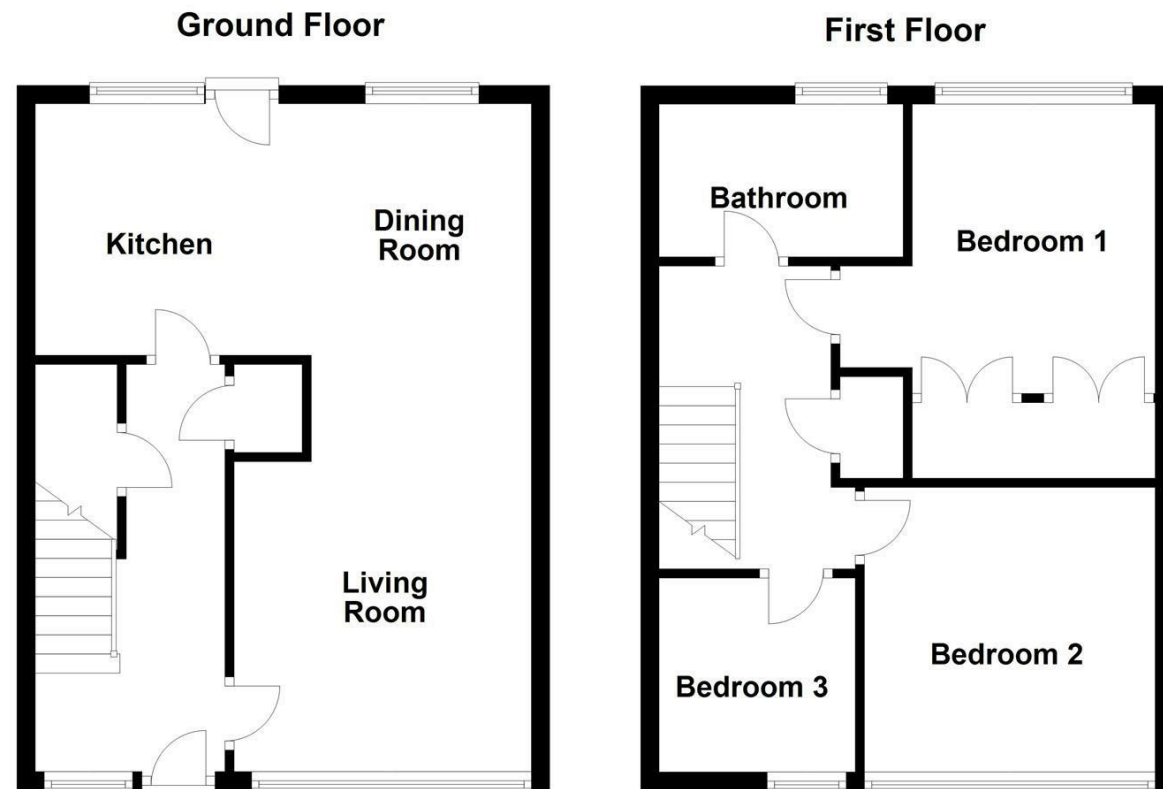




WAKEFIELD | **OSSETT** | **HORBURY**
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NORMANTON | **PONTEFRACT & CASTLEFORD**
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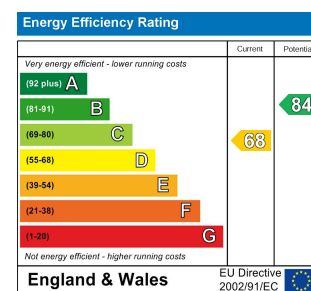
4 Valley Drive, Wrenthorpe, Wakefield, WF2 0HZ

For Sale Freehold £190,000

A deceptively spacious and attractively presented three bedroomed semi detached house situated in this highly sought after area within easy reach of local shops

With a gas fired central heating system and sealed unit double glazed windows, this lovely family home is approached by a welcoming reception hall with built-in storage cupboard. The living room is of generous proportions overlooking the front of the house, and is open through to the dining room to the rear. The dining room flows round to the adjoining kitchen creating an enviable open family space. Upstairs, there are two double bedrooms plus a further single, all served by a bathroom fitted with a modern white and chrome suite. Outside, there is a neat garden to the front whilst to the rear there is an enclosed garden with an artificial lawn and a brick-built outhouse.

The property is situated in this popular residential area in the sought after village of Wrenthorpe which offers a good range of local shops, well regarded school and recreational facilities. A broader range of amenities are available in the nearby city centre of Wakefield and the national motorway network is also readily available.



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



ACCOMMODATION

RECEPTION HALL

14'5" x 6'2" [4.4m x 1.9m]

Composite front entrance door with side screen, double central heating radiator, wood effect laminate flooring and stairs to the first floor. Useful understairs cupboard housing the combi boiler (installed in May 2023) and separate tall storage cupboard.

LIVING ROOM

14'9" x 10'9" [4.5m x 3.3m]

Large window to the front, double central heating radiator and feature fireplace with modern wooden surround with marble inset and hearth housing an electric fire. Opening through to the adjoining dining room.

DINING ROOM

9'2" x 7'10" [2.8m x 2.4m]

Window overlooking the back garden, double central heating radiator, wood strip flooring and open through to the adjoining kitchen.



KITCHEN

9'6" x 9'2" [2.9m x 2.8m]

Window and UPVC external door to the rear. Fitted with a good range of light wood grain effect wall and base units with contrasting dark laminate work tops and tiled splash backs. Inset stainless steel sink unit, four ring stainless steel gas hob with matching filter hood over, built in oven, space and plumbing for a dishwasher, integrated fridge/freezer and ceramic tiled floor.



FIRST FLOOR LANDING

Loft access hatch and good sized built in storage cupboard.

BEDROOM ONE

10'5" x 8'6" [min] [3.2m x 2.6m [min]]

Window overlooking the back garden, double central heating radiator, provision for a wall mounted television and two double fronted deep fitted wardrobes.



BEDROOM TWO

10'5" x 10'2" [3.2m x 3.1m]

Large window to the front, double central heating radiator and provision for a wall mounted television.



BEDROOM THREE

7'2" x 6'10" [min] [2.2m x 2.1m [min]]

Window to the front, central heating radiator and overstairs bulkhead. Provision for a wall mounted television.

BATHROOM/W.C.

8'10" x 5'2" [2.7m x 1.6m]

Frosted window to the rear, tiled walls and floor. Fitted with a quality white and chrome three piece suite comprising P-shaped shower bath with shower over and curved glazed screen, pedestal wash basin and low suite w.c. Chrome ladder style heated towel rail.



OUTSIDE

To the front the property has steps up to pathway to the front door. To the rear of the house there is a low maintenance garden area that has artificial lawn, patio seating area, as well as a useful brick built outhouse currently used as a separate utility room.



COUNCIL TAX BAND

The council tax band for this property is A.

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.