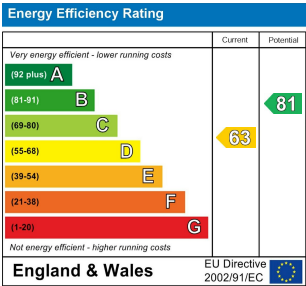


IMPORTANT NOTE TO PURCHASERS
 We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements 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.



WAKEFIELD
01924 291 294

NORMANTON
01924 899 870

OSSETT
01924 266 555

PONTEFRACT & CASTLEFORD
01977 798 844

HORBURY
01924 260 022



84 Ruskin Avenue, Wrenthorpe, Wakefield, WF1 2BQ

For Sale Freehold £325,000

Offered for sale with immediate vacant possession is this beautifully refurbished 1216 square ft five bedroom home nestled in a cul-de-sac location offering a perfect mix of traditional and modern style. It has completely new flooring/ carpeting throughout and has been fully rewired to a new fuse box. Located in the desirable location of Wrenthorpe, the property features spacious bedrooms, including a principal suite with a new en-suite. There is good access to M1 and M62 motorway links with direct links to Leeds.

The brand new kitchen diner is equipped with top quality appliances and extra living space with a Bespoke real wood breakfast bar, making it ideal for family meals and entertaining.

The home is filled with natural light, thanks to large windows which brighten all of the living areas. The new Nest thermostat control has been installed to the completely new central heating system including boiler and all new piping and radiators.

The bathrooms have been fitted with all new modern fixtures and elegant tiles.

Outside, there's a private and enclosed rear garden that's great for relaxing or outdoor dining/ living. The property also includes a spacious driveway providing parking for three cars and a secure garage which is accessible internally and could easily be converted into extra living space.



ACCOMMODATION

ENTRANCE HALL

27" x 8'0" [0.81m x 2.46m]

Composite entrance door, central heating radiator and doors to the downstairs w.c. and living room. Stairs to the first floor landing.

DOWNSTAIRS W.C.

2'11" x 7'1" [0.9m x 2.16m]

All new suite with low flush w.c., pedestal wash basin, central heating radiator and UPVC double glazed frosted window to the front aspect.

LIVING ROOM

13'1" x 13'5" [4.0m x 4.1m]

Central heating radiator, tiled fireplace and hearth with fan effect electric fire . UPVC double glazed bay window to the front and door leading to the kitchen/diner. Small understairs storage cupboard.



KITCHEN/DINER

28'2" x 9'6" [8.6m x 2.9m]

Brand new Magnet range of modern superbly planned and fitted wall and base units with laminate work surface over, integrated oven and microwave, four ring induction hob with cooker hood over, inset chrome sink with mixer tap and terrazzo tiled splash back. Integrated dishwasher, integrated fridge/freezer, integrated washer and integrated bin storage cupboard. Door to storage/ cloak cupboard. Door to Integral Garage with power, light and window. Two UPVC double glazed windows to the rear, UPVC composite stable door to the rear, central heating radiator and spotlights to the ceiling.



FIRST FLOOR LANDING

Doors to two bedrooms and further landing to three further bedrooms and house bathroom.

BEDROOM ONE

10'9" x 16'0" [3.3m x 4.9m]

Central heating radiator, two UPVC double glazed windows to the front and side aspects and door to the new en-suite fully tiled shower room.



EN SUITE SHOWER ROOM/W.C.

6'5" x 2'10" [1.96m x 0.88m]

Wall mounted vanity unit with integrated wash basin Low flush w.c., walk in shower, ladder style towel radiator, wall mirror and tiled splash backs.



BEDROOM FOUR

11'6" x 6'9" [3.51m x 2.07m]

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

BEDROOM TWO

8'10" x 13'1" [2.7m x 4.0m]

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



BEDROOM THREE

10'5" x 9'10" [3.2m x 3.0m]

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

BEDROOM FIVE

6'10" x 10'2" [2.1m x 3.1m]

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

BATHROOM/W.C.

7'6" x 5'2" [2.3m x 1.6m]

New modern white three piece suite comprising panelled bath with shower over and surrounding terrazzo tiled splash, wall mounted vanity unit with integrated wash basin and low flush w.c. Touch screen light up mirror, ladder style towel radiator and UPVC double glazed frosted window to the rear.



OUTSIDE

To the front is a small lawned garden with planted borders and paved driveway providing off road parking for three vehicles. There are far reaching views of fields to the side of the property. To the rear is an enclosed good sized garden with patio areas, ideal for al fresco dining and lawned garden with planted borders.



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.