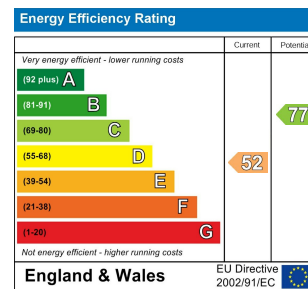
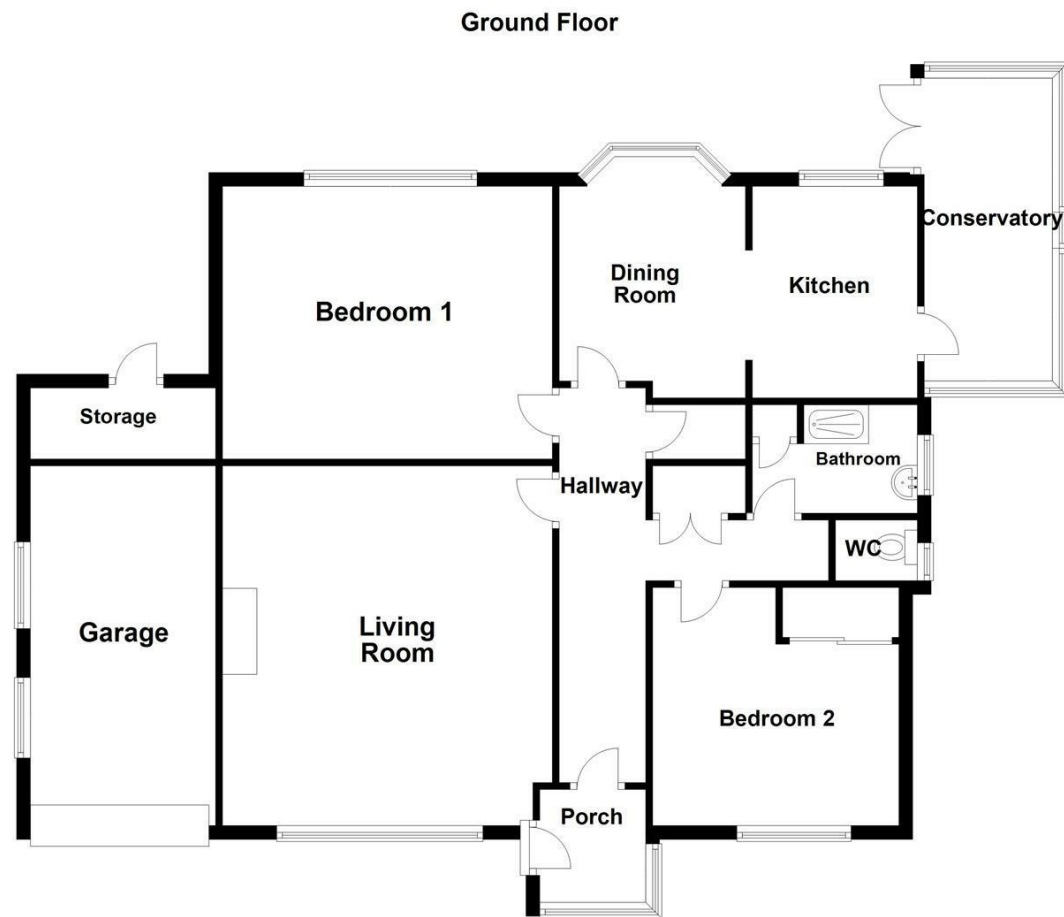




WAKEFIELD | **OSSETT** | **HORBURY**
 01924 291 294 | 01924 266 555 | 01924 260 022
NORMANTON | **PONTEFRACT & CASTLEFORD**
 01924 899 870 | 01977 798 844



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.



14 Mount Avenue, Wrenthorpe, Wakefield, WF2 0QQ

For Sale Freehold Offers Over £285,000

A well presented and deceptively spacious two bedroom detached bungalow situated in the heart of Wrenthorpe and offered for sale with no chain. Rarely do bungalows come on the market in this well regarded pleasant cul-de-sac.

The property has been well maintained throughout the years and has been recently decorated internally, whilst the property does need some slight updating the price is due to reflect this. An early viewing is essential to catch this true spacious bungalow at a fantastic price.

The accommodation comprises entrance porch, entrance hall, living room, dining room, kitchen, conservatory, two bedrooms, bathroom and separate w.c. Outside there are gardens, driveway and a garage as well as a detached outbuilding.



ACCOMMODATION

ENTRANCE PORCH

2'9" x 5'4" (0.86m x 1.64m)

UPVC door, UPVC double glazed windows to both sides, UPVC double glazed door leading through into the entrance hallway.

ENTRANCE HALLWAY

4'1" x 18'9" (1.26m x 5.72m)

Central heating radiator, doors to the bedrooms, bathroom/w.c., two storage cupboards, living room and the dining room.

LIVING ROOM

11'11" x 17'5" (3.64m x 5.31m)

Two central heating radiators, feature gas fireplace, UPVC double glazed window to the front.



DINING ROOM

11'1" x 7'11" (3.4m x 2.42m)

UPVC double glazed bay window to the rear, central heating radiator, glazed door from the hallway and there is an opening into the kitchen.

KITCHEN

8'10" x 7'10" (2.7m x 2.4m)

A range of fitted wall and base units with laminate work surface over, under unit lighting, tiled splashback, freestanding gas oven with hood over, inset ceramic sink with gold effect mixer tap, vinyl floor. Door into the conservatory.



CONSERVATORY

6'1" x 14'2" (1.87m x 4.32m)

Hardwood double glazed frosted windows to one aspect and hardwood double glazed window to the rear, French doors to the garden.



BEDROOM ONE

11'11" x 11'11" (3.64m x 3.64m)

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



BEDROOM TWO

11'9" x 11'3" (3.6m x 3.43m)

Central heating radiator, UPVC double glazed window to the front, built in wardrobes.



ROOF SPACE

A large velux rooflight is installed within the roof space and with the appropriate consents offers options to add a principal bedroom suite or office accommodation.

W.C.

2'11" x 4'7" (0.9m x 1.4m)

Low flush w.c., UPVC double glazed frosted window to the side.

BATHROOM

5'2" x 7'10" (1.58m x 2.4m)

Walk in shower, pedestal wash basin, central heating radiator, UPVC double glazed frosted window to the side and airing cupboard.

OUTSIDE

To the rear there is a paved patio, walled flowerbeds, raised and levelled laid to lawn garden with planted flowerbeds. The rear garden is private and enclosed. To the side of the property there is a detached workshop ideal for storage as well as a garage with windows, up and over door. To the rear of the garage is an external store with UPVC door. To the front there is a block paved driveway for parking of up to two cars, as well as a front patio garden with conifers. The property is slightly raised up from the main road giving it an elevated position with far reaching views.



COUNCIL TAX BAND

The council tax band for this property is D

EPC RATING

To view the full Energy Performance Certificate please call into one of our local offices.

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.