



WAKEFIELD  
01924 291 294

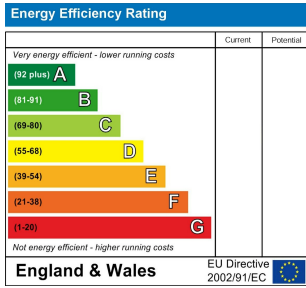
OSSETT  
01924 266 555

HORBURY  
01924 260 022

NORMANTON  
01924 899 870

PONTEFRACT & CASTLEFORD  
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.



**134 Wrenthorpe Road, Wrenthorpe, WF2 0JG**  
**For Sale Freehold £330,000**

A deceptively spacious two bedroom detached bungalow boasting a corner plot situated in the heart of Wrenthorpe.

Boasting a combi central heating boiler, alarm system and boarded loft with light and ladder. The property briefly comprises kitchen diner, lounge, two double bedrooms and bathroom/w.c. Offers ample parking as well as gardens to both the front and rear. There is a single integral garage with power including a tap with store room.

The property would suit a wide range of buyers including someone looking to downsize in the area or a small family looking to expand the property, subject to planning permissions. Early viewing is essential as this is not one to be missed.



## ACCOMMODATION

### HALLWAY

15'1" x 3'7" [4.6m x 1.1m]

Wooden front entrance door. Gas central heating radiator, doors to the bedrooms, bathroom, lounge and storage cupboard.

### BEDROOM ONE

13'10" x 10'7" [4.23m x 3.24m]

Gas central heating radiator, stained and hardwood leaded double glazed window to the front.



### BEDROOM TWO

14'1" x 10'9" [4.31m x 3.3m]

Gas central heating radiator, stained and hardwood leaded double glazed window to the rear, built in wardrobes.



### BATHROOM/W.C.

6'0" x 5'5" [1.85m x 1.66m]

Modern fitted white suite comprising pedestal wash basin with chrome mixer tap, low flush w.c., shower enclosure, double glazed frosted window to the rear, tiled walls and floor, gas central heating radiator.



### LOUNGE

15'8" x 10'11" [4.78m x 3.34m]

Hardwood double glazed window to the front, open gas fireplace with marble hearth and surround, central heating radiator.



### KITCHEN DINER

15'7" x 11'7" [4.76m x 3.54m]

A range of fitted wall and base units, inset chrome sink with mixer tap and drainer, space and plumbing for a washing machine and freezer, space for freestanding oven, space for under counter fridge and freezer. Tiled splashback, breakfast counter separating the kitchen and dining areas. The dining area has double glazed French doors to the rear garden. Tiled floor.



### EXTERNALLY

The property boasts a corner plot. To the front of the property there is a laid to lawn garden with planted borders round the side, stone built wall to the front along with timber gates leading to the a long and paved driveway perfect for parking up to four cars and a single integral garage with power including a tap with store room behind. To the rear there is a gate leading to parking access, paved patio area and a pebbled raised area, planted beds to the side and stairs leading to the front.

### COUNCIL TAX BAND

The council tax band for this property is C

### 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.