



WAKEFIELD  
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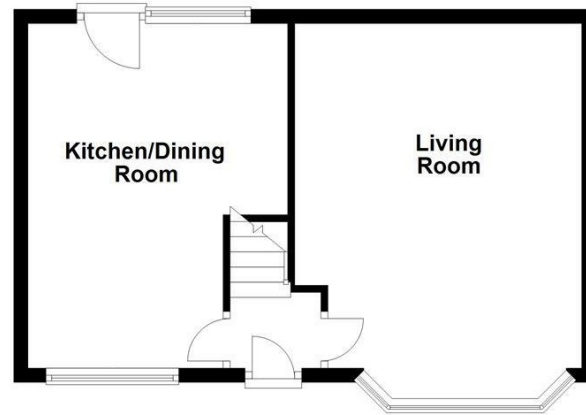
OSSETT  
01924 266 555

HORBURY  
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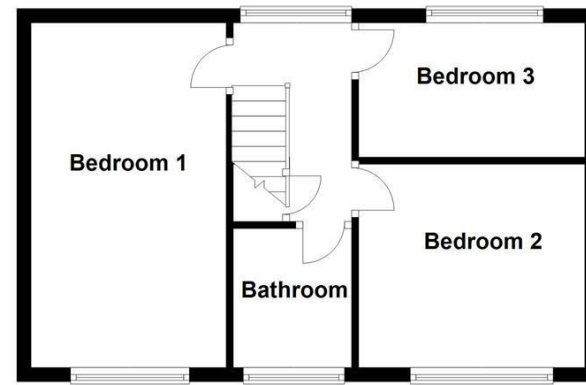
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Ground Floor



First Floor



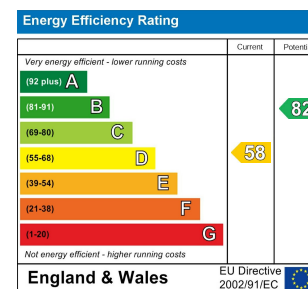
## 74 Valley Drive, Wrenthorpe, Wakefield, WF2 0TL

For Sale Freehold £285,000

A deceptively spacious three bedroom detached family property situated in the sought after location of Wrenthorpe.

The property briefly comprises of entrance hall, modern fitted kitchen/diner with integrated appliances, living room with large bay window, three bedrooms and the house bathroom/w.c. Externally to the front is a brick paved driveway providing parking for three-four cars and lawned garden. To the rear is a larger than average wrap around lawned garden incorporating patio areas and summerhouse.

Sat a corner plot this family home is situated within local amenities and schools such as Outwood Grange. A viewing is essential and not to be missed.



### 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



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## ACCOMMODATION

### ENTRANCE HALL

Composite entrance door, doors to the living room and kitchen/diner.

### KITCHEN/DINING ROOM

8'11" x 16'7" [2.74m x 5.06m]

Range of modern fitted kitchen with wall and base units with laminate work surface over, integrated oven, integrated fridge/freezer, four ring gas hob with cooker hood over and glass splash back. Inset chrome sink with mixer tap and tiled splash back. Space and plumbing for a washing machine or dishwasher. Central heating radiator, UPVC double glazed window to the front and UPVC stable door to the rear garden.



### LIVING ROOM



### FIRST FLOOR LANDING

Doors to three bedrooms and the house bathroom. UPVC double glazed window to the rear aspect and door to overstairs storage cupboard.

### BEDROOM ONE

16'0" x 8'11" [4.89m x 2.74m]

UPVC double glazed window to the front aspect, central heating radiator and built in wardrobes to drawers.



### BEDROOM TWO

9'5" x 10'2" [2.89m x 3.12m]

UPVC double glazed window to the front aspect and central heating radiator.



### BEDROOM THREE

10'2" x 6'2" [3.12m x 1.9m]

UPVC double glazed window to the rear aspect and central heating radiator.



### BATHROOM/W.C.

5'10" x 6'5" [1.78m x 1.97m]

Modern fitted white three piece suite comprising low flush w.c., pedestal wash basin and panelled bath with chrome mixer tap and shower over. Spotlights and extractor fan to the ceiling.

UPVC double glazed frosted window to the front aspect, fully tiled walls and floor.



### OUTSIDE

To the front of the property is a lawned garden with paved pathway to the front door with planted borders and conifer hedging providing a good degree of privacy. There is a brick paved driveway providing parking for three-four cars. To the rear is a larger than average wrap-around garden with paved patio area, central pathway, pebbled area and a lawn with planted borders. There is a raised decked area, perfect for al fresco dining and further raised area with summerhouse, currently used as an office but could be used for a variety of purposes.



### 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.