



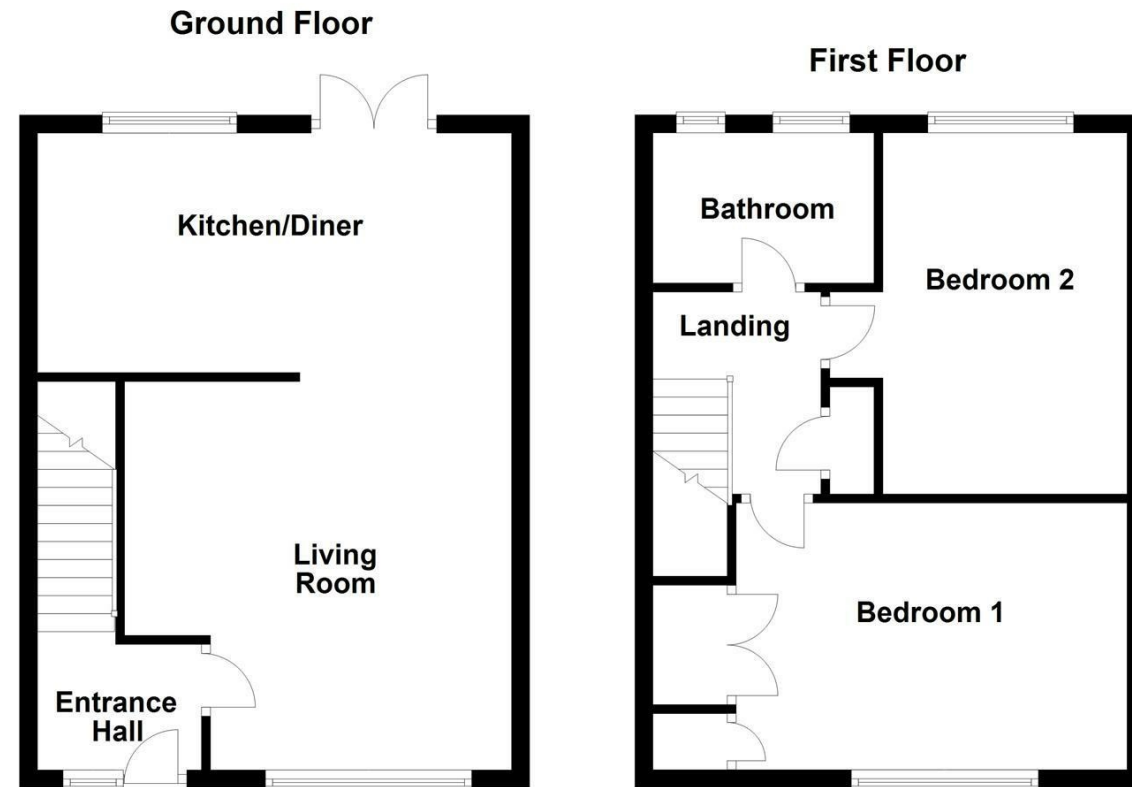
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16 Valley Drive, Wrenthorpe, Wakefield, WF2 0HZ

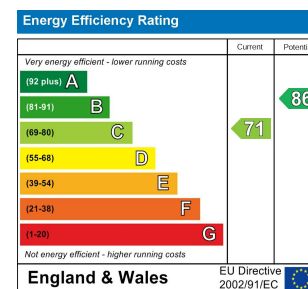
For Sale Freehold £195,000

Situated in Wrenthorpe is this well presented two bedroom semi detached property benefitting from open plan lounge/kitchen/dining room and an attractive tiered rear garden.

The property briefly comprises of the living room which opens up into the kitchen/diner. The first floor landing leads to two good sized bedrooms and the house bathroom/w.c. Outside to the front is a lawned garden with steps leading up to the entrance door. To the rear is a tiered garden with artificial lawn and feature pond. Steps lead up to a decked area, perfect for al fresco dining, surrounded by timber fencing with storage outbuilding.

The property is within walking distance to the local amenities and schools located nearby with main bus routes running to and from Wakefield city centre. The M1 motorway links are only a short distance away, perfect for the commuter looking to travel further afield.

Only a full internal inspection will reveal all that's on offer at this quality home and an early viewing comes highly recommended.



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

UPVC double glazed window to the front, central heating radiator, door to the living room and stairs to the first floor landing.

LIVING ROOM

14'5" x 14'2" [max] x 11'0" [min] [4.41m x 4.34m [max] x 3.36m [min]]

An opening to the kitchen/diner, UPVC double glazed window to the front, central heating radiator and access to an understairs storage cupboard.



KITCHEN/DINER

8'9" x 17'5" [2.68m x 5.32m]

Range of modern wall and base units with laminate work surface over, sink and drainer with mixer tap and tiled splash back. Four ring electric hob with stainless steel extractor hood above, integrated oven, space and plumbing for a washing machine and integrated fridge/freezer. Set of UPVC double glazed French doors to the rear garden, UPVC double glazed window to the rear and central heating radiator.

FIRST FLOOR LANDING

Loft access, central heating radiator and doors to a storage cupboard, two bedrooms and the house bathroom.

BEDROOM ONE

14'1" x 10'1" [4.3m x 3.08m]

Double doored storage cupboard over the stairs and separate storage cupboard. UPVC double glazed window to the front and central heating radiator.



BEDROOM TWO

13'2" x 10'9" [max] x 8'5" [min] [4.02m x 3.3m [max] x 2.59m [min]]

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



BATHROOM/W.C.

5'5" x 8'2" [1.67m x 2.49m]

Two UPVC double glazed frosted windows to the rear, chrome ladder style radiator, spotlights to the ceiling, concealed cistern low flush w.c., wash basin with mixer tap and panelled bath with mixer tap and overhead shower. Fully tiled.



OUTSIDE

To the front of the property the garden is laid to lawn with planted features. Paved steps lead up to the front door. To the rear is a tiered garden with an artificial lawn with koi fish pond to the lower level with steps up to a raised decked patio area, perfect for outdoor dining and entertaining, fully enclosed by timber fencing. There is access to a brick built outbuilding/storage.



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.