



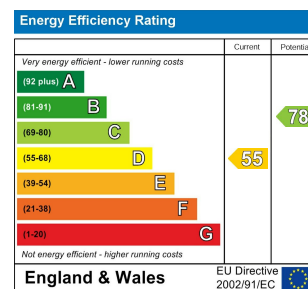
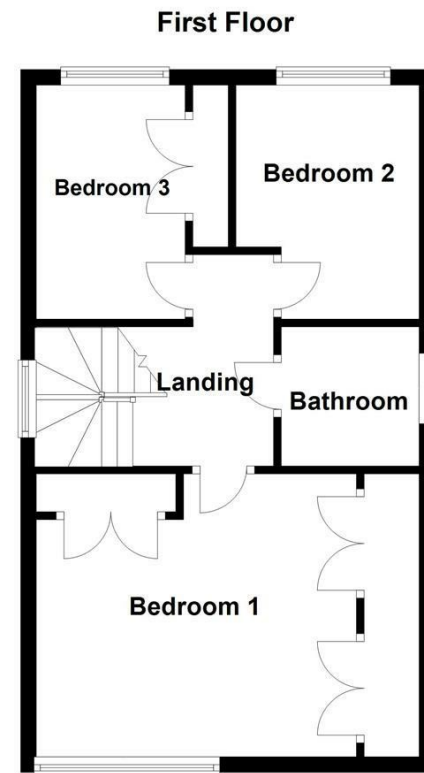
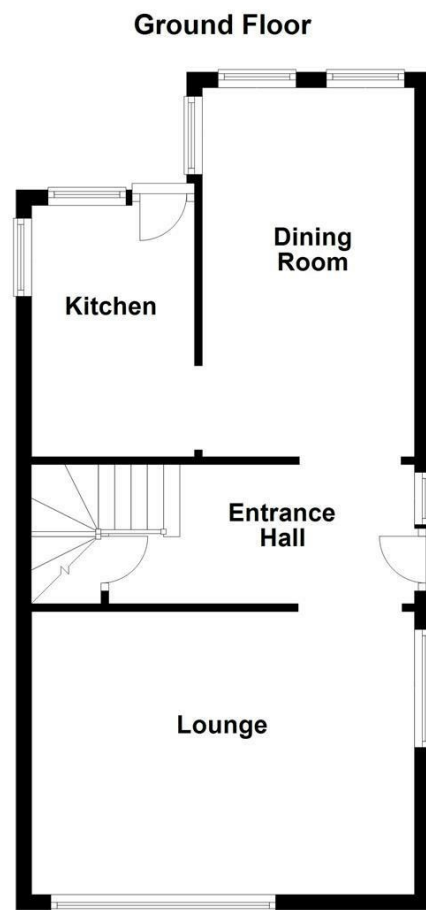
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FREE MARKET APPRAISAL

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.



2 Ashley Close, Wrenthorpe, Wakefield, WF2 0JU

For Sale Freehold £287,500

Situated in the sought after area of Wrenthorpe is this spacious three bedroom detached family home with potential to extend subject to consent and benefitting from ample off road parking, UPVC double glazing and gas central heating.

The property fully comprises of entrance hall, lounge, dining room and kitchen. Stairs to the first floor lead to three bedrooms and the house bathroom/w.c. Outside, off road tarmac parking to the front and side with plants and shrubs bordering leading to the brick built garage with electric door. Whilst to the rear, an attractive lawned garden with plants, trees and shrubs bordering incorporating flagged patio.

Wrenthorpe plays host to a range of amenities including shops and schools with local bus routes nearby. There is great access to the motorway network for those wishing to travel further afield.

Offered for sale with no chain and vacant possession, an ideal home for the working couple, family or those looking to downsize.

An early viewing comes highly recommended to see the full potential the property has to offer.

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 side entrance door, access to the lounge and dining room, understairs storage, stairs to the first floor and radiator.

LOUNGE

15'10" x 11'9" (4.85m x 3.59m)

UPVC double glazed windows to the front and side, two radiators and fire surround.



DINING ROOM

15'8" x 7'7" (4.79m x 2.33m)

UPVC double glazed floor to ceiling windows to the rear and side, two radiators, spotlights to the ceiling and access to the kitchen.



KITCHEN

10'6" x 8'3" (3.21m x 2.52m)

Range of wall and base units with work surface over incorporating circular stainless steel sink with mixer tap, four ring electric hob, integrated oven and grill, integrated fridge and freezer. Drawers down the base units, integrated dishwasher and integrated

automatic washing machine. UPVC double glazed windows to the side and rear. UPVC rear stable door, radiator and vinyl flooring.

FIRST FLOOR LANDING

UPVC double glazed window to the side, loft access, doors to three bedrooms and the bathroom.

BEDROOM ONE

11'9" x 13'5" (min) x 15'11" (max) (3.60m x 4.10m (min) x 4.86m (max))

UPVC double glazed window to the front, fitted wardrobes to one side of the wall, two radiators and further set of built in wardrobes.



BEDROOM TWO

5'8" (min) x 7'8" (max) x 10'0" (1.75m (min) x 2.34m (max) x 3.05m)

UPVC double glazed window to the rear and radiator.



BEDROOM THREE

6'3" (min) x 8'0" (max) x 9'11" (1.91m (min) x 2.45m (max) x 3.03m)

UPVC double glazed window to the rear and radiator

BATHROOM/W.C.

5'10" x 5'4" (1.78m x 1.63m)

Low flush w.c., pedestal wash basin, panelled bath, fully tiled walls and floor. UPVC double glazed frosted window to the side, spotlights to the ceiling and heated chrome towel radiator.



OUTSIDE

To the front is a tarmac driveway to the side and front providing off street parking leading to the brick built garage with electric door with plants and shrubs bordering. To the rear is an attractive lawned garden with plants, trees and shrubs bordering incorporating flagged patio area.



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.