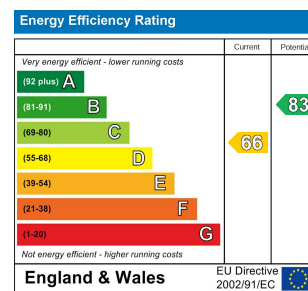
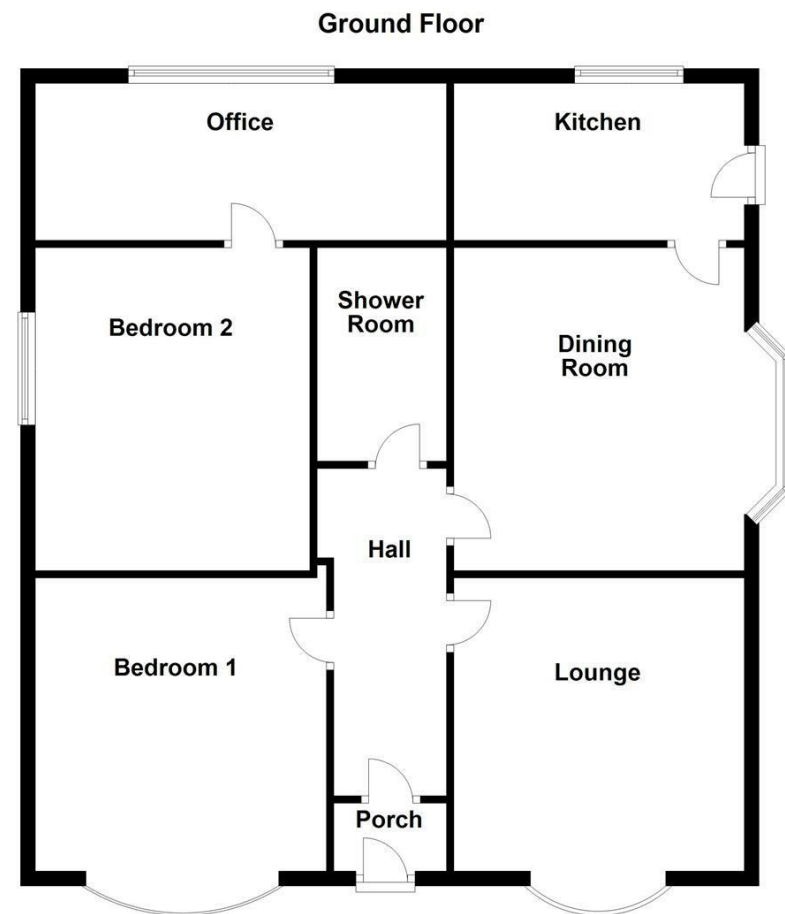




**WAKEFIELD** | **OSSETT** | **HORBURY**  
 01924 291 294 | 01924 266 555 | 01924 260 022  
**NORMANTON** | **PONTEFRACT & CASTLEFORD**  
 01924 899 870 | 01977 798 844



**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.



**78 Wrenthorpe Lane, Wrenthorpe, Wakefield, WF2 0PT**

**For Sale Freehold Guide Price £325,000 - £335,000**

Set back from the road is this two bedroom detached bungalow benefiting from front, side and rear gardens, driveway parking and with potential to extend subject to the correct planning permissions.

The accommodation comprises of an entrance porch, hallway, lounge, dining room, kitchen, two bedrooms with a further room off the second bedroom currently used as an office and a modern shower room/w.c. Externally the property has driveway parking to the front, low maintenance lawns to the front leading round to a side garden plot, patio seating area and a further lawn and patio to the rear.

Ideally located for all local shops and amenities including local schools. It is also situated well for the motorway network for those looking to commute further afield.

Plenty of potential to extend and turn into a good family home. A viewing is highly recommended.



#### ACCOMMODATION

##### ENTRANCE PORCH

Front entrance door, wood framed door into the main hallway.

##### HALLWAY

Access to the lounge, dining room, two bedrooms and shower room/w.c.

##### LOUNGE

12'10" x 13'0" [3.93m x 3.97m]

Wood framed box window to the front, central heating radiator and a feature fireplace.



##### DINING ROOM

12'10" x 14'4" [3.93m x 4.37m]

Bay window, central heating radiator and original open fireplace. Door into the kitchen.



##### KITCHEN

12'10" x 6'11" [3.93m x 2.12m ]

Kitchen with fitted wall and base storage units incorporating gas hob, space for an eye level oven and space for a fridge/freezer. Space for washing machine. UPVC double glazed window to rear and wooden door to side garden.

##### BEDROOM ONE

12'11" x 13'6" [3.94m x 4.14m]

Wood framed bow window to the front elevation, central heating radiator, fireplace and fitted storage to one side.



##### BEDROOM TWO

12'2" x 13'11" [3.72m x 4.26m]

UPVC double glazed window to the side, central heating radiator, fireplace and door leading through to office.

##### OFFICE

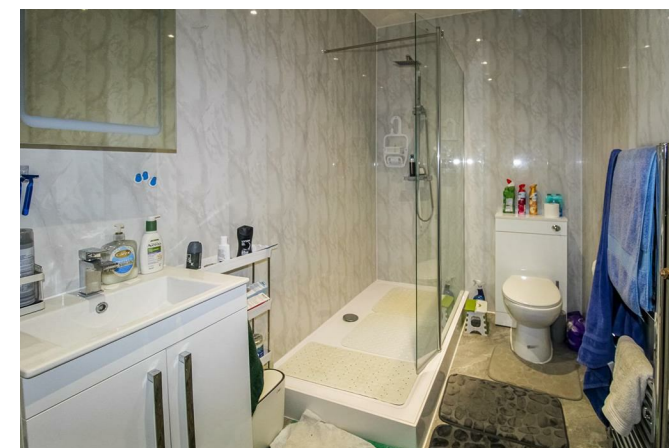
18'3" x 6'11" [5.57m x 2.12m]

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

##### SHOWER ROOM/W.C.

9'5" x 5'8" [2.89m x 1.75m]

Walk in double shower cubicle with wall mounted shower. Low flush w.c. and vanity wash hand basin unit, spotlights to the ceiling.



##### OUTSIDE

Externally the property sits on a substantial plot with gardens to the front, side and rear. Garage to the side of the property and driveway parking to the front. Lawns to the side and rear with patio seating with potential to further extend the property with correct planning permissions in place.



##### 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.