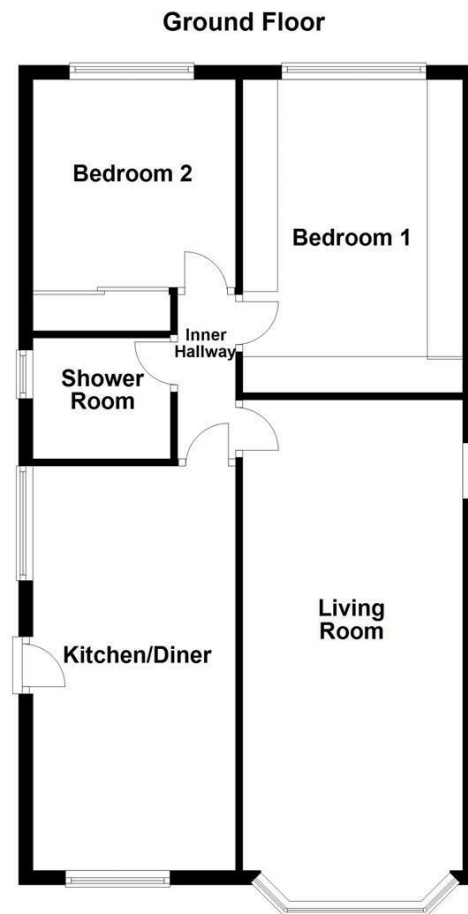




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18 Greenfield Way, Wrenthorpe, Wakefield, WF2 0TN

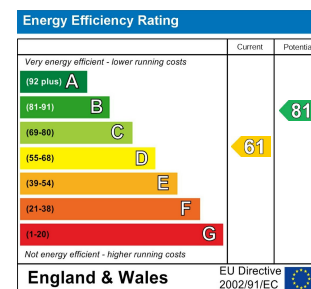
For Sale Freehold £250,000

Enjoying a cul-de-sac location is this two bedroom detached true bungalow benefitting from ample off road parking furthered by a detached garage and attractive enclosed rear garden.

The property briefly comprises of kitchen/diner, inner hallway leading to bathroom/w.c., living room and two bedrooms. Outside to the front is a lawned garden and driveway running down the side of the property leading to the single detached garage. To the rear is an enclosed low maintenance paved garden with attractive lawn and patio seating areas, surrounded by timber fencing.

The property is well placed to local amenities including shops and schools with local bus routes nearby. The M1 and M62 motorway is only a short distance away, perfect for those 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

KITCHEN/DINER

18'8" x 9'3" [5.69m x 2.84m]

Composite side entrance door. Range of wall and base units with laminate work surface over and tiled splash back above. 1 1/2 sink and drainer with mixer tap, plumbing for a washing machine and space for a fridge/freezer, integrated oven and grill with four ring gas hob and cooker hood over. Central heating radiator, laminate tiled floor, loft access, three UPVC double glazed windows to the side and front aspect. Door providing access into the inner hallway.



INNER HALLWAY

6'1" x 5'6"

Doors providing access to two bedrooms, living room and bathroom. Damp proof extractor to the ceiling.

BATHROOM/W.C.

6'1" x 5'6" [1.86m x 1.69m]

P-shaped panelled bath with mixer tap and mixer shower, vanity wash basin with mixer tap and concealed cistern low flush w.c. Fully tiled floor and walls. UPVC cladding to the ceiling, inset spotlights, UPVC double glazed frosted window to the side aspect and wall mounted extractor fan.



LIVING ROOM

21'7" x 10'4" [6.58m x 3.15m]

UPVC double glazed frosted window to the side and further window overlooking the front aspect. Two central heating radiators and living flame effect gas fire on a marble hearth with marble matching interior and wooden decorative surround.



BEDROOM ONE

10'4" x 12'5" [3.16m x 3.81m]

Range of fitted furniture with wardrobes, bedside drawers, dressing table and storage cupboards. Central heating radiator and UPVC double glazed window overlooking the rear aspect.



BEDROOM TWO

9'4" x 9'4" [2.87m x 2.85m]

UPVC double glazed window overlooking the rear aspect, central heating radiator and double fitted wardrobe with sliding doors.



OUTSIDE

To the front of the property is an attractive lawned garden and paved driveway running down the side of the property

providing ample off road parking for several vehicles leading to the single detached garage. To the rear is a low maintenance concrete seating area, raised paved patio area, tiered attractive L-shaped lawned garden with paved seating area surrounded by timber panelled surround fences.



WHY SHOULD YOU LIVE HERE?

What our vendor says about their property:

"Greenfield Way is a lovely, peaceful place to live. Wrenthorpe is a great area for schools and easy to get into Wakefield."

COUNCIL TAX BAND

The council tax band for this property is C.

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.

EPC RATING

To view the full Energy Performance Certificate please call into one of our local offices.