



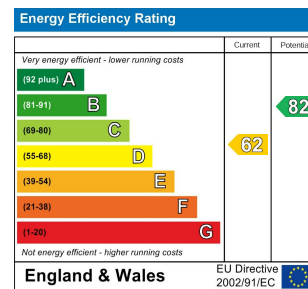
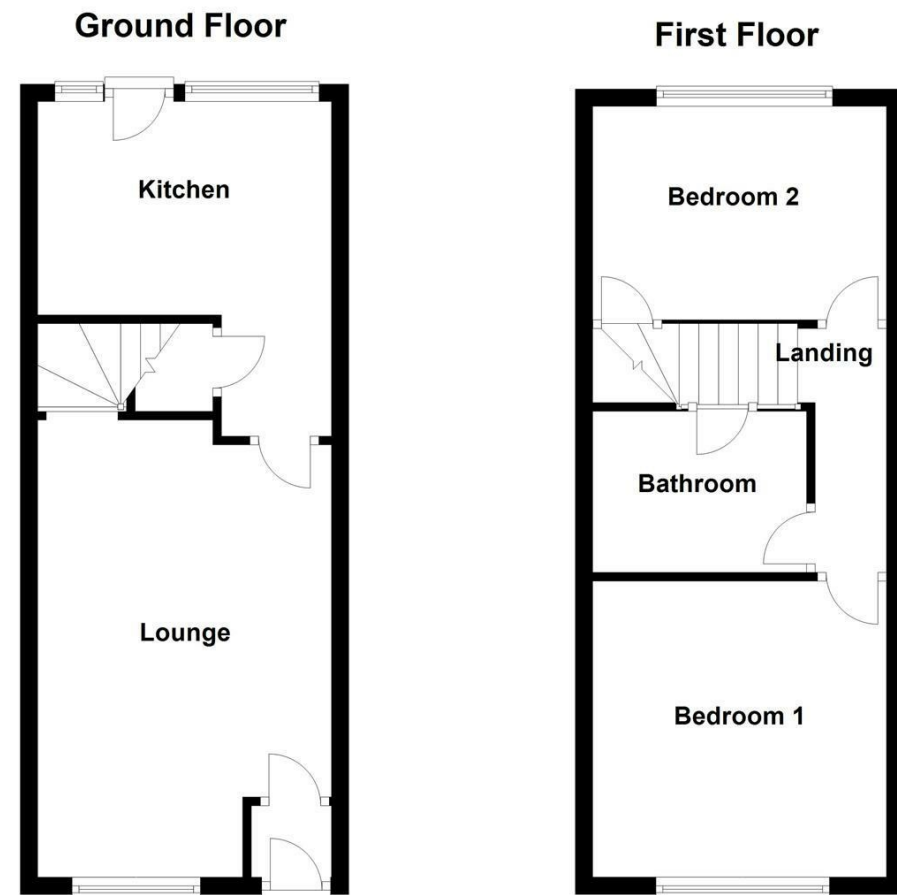
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## 23 Dunn Close, Wrenthorpe, WF2 0SX

For Sale Freehold £175,000

An ideal opportunity for the first time buyer, couple or family looking to gain access onto the property market is this well appointed two double bedroom town house benefitting from UPVC double glazing and gas central heating.

The property fully comprises of entrance porch, lounge and kitchen. Stairs to the first floor lead to two double bedrooms and main house bathroom/w.c. Outside, lawned gardens to the front and rear. In addition there is a brick built garage close by with up and over door with parking for one/two vehicles.

Situated in a popular part of Wrenthorpe the property is well placed to local amenities including shops and schools with local bus routes nearby and having good access to the motorway network.

Offered for sale with no onward chain involved, an early viewing comes highly recommended to fully appreciate the accommodation on offer and to avoid disappointment.

### 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.



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#### ACCOMMODATION

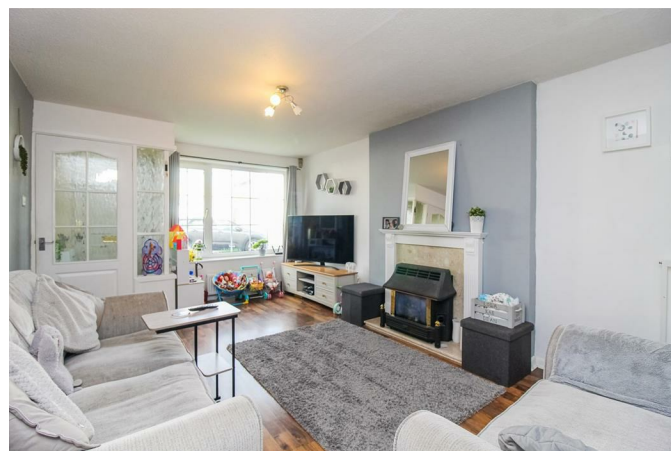
##### ENTRANCE PORCH

UPVC front entrance door, laminate floor and door into the lounge.

##### LOUNGE

11'2" x 17'3" [3.41m x 5.28m]

Laminate floor, UPVC double glazed window to the front, radiator, doorway and stairs to the first floor landing. Gas fire with marble back, hearth and wood surround. Door into the kitchen.



##### KITCHEN

11'3" x 8'3" [3.43m x 2.53m]

Range of wall and base units with work surface over incorporating 1 1/2 sink and drainer and tiled splash back. Space and plumbing for a washing machine, space for fridge/freezer, space for a dryer and integrated oven and grill with four ring gas hob. Drawers over the base units, radiator, display cabinets to the wall units, laminate floor, UPVC windows and door to the rear. Door to understairs storage.



#### FIRST FLOOR LANDING

Loft access, doors to two bedrooms and the bathroom.

##### BEDROOM ONE

11'3" x 11'1" [3.44m x 3.40m]

UPVC double glazed window to the front and radiator.



##### BEDROOM TWO

11'3" x 8'3" [3.43m x 2.52m]

UPVC double glazed window to the rear, radiator and door to overstairs storage cupboard.



##### BATHROOM/W.C.

5'8" x 7'11" [1.73m x 2.43m]

Three piece suite comprising panelled bath with electric shower over, low flush w.c., pedestal wash basin. Heated chrome towel radiator.



#### OUTSIDE

To the front is a lawned garden with path to the front door. To the rear is a lawned garden incorporating timber decked patio area. In addition there is also a brick built garage close by with parking for one/two vehicles.



#### 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.