



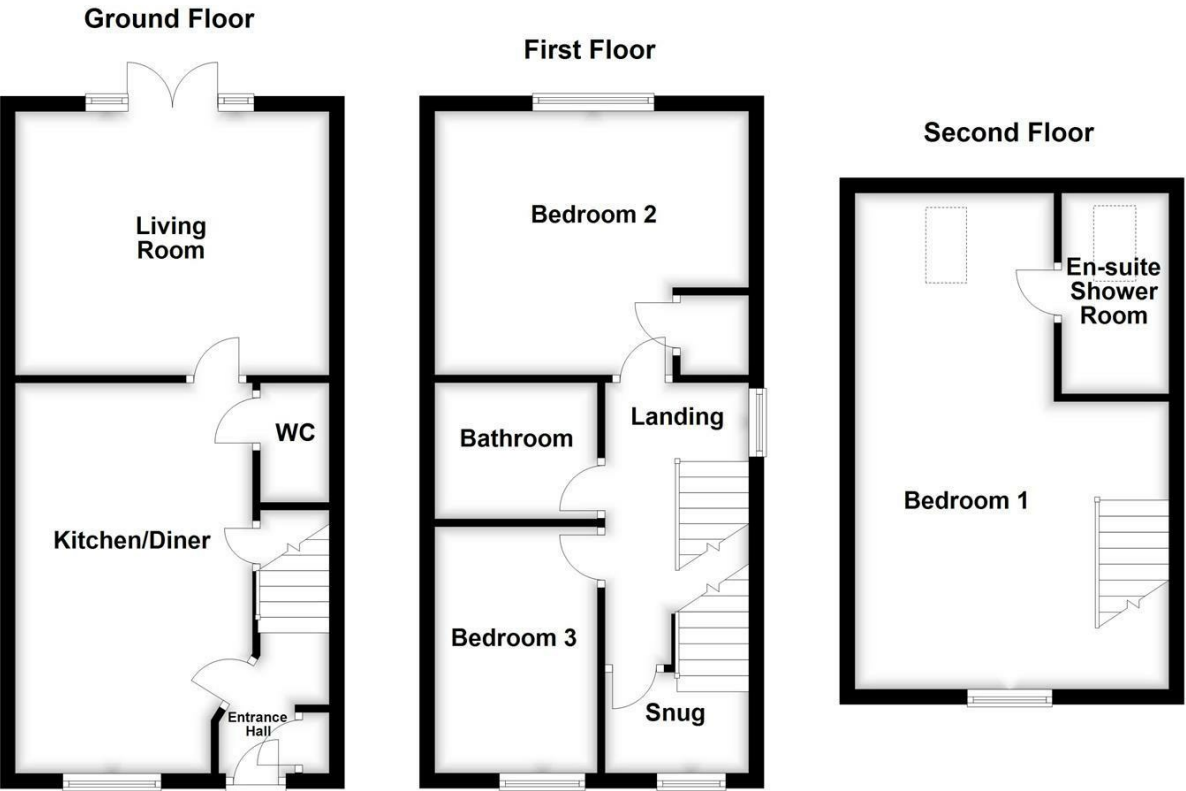
WAKEFIELD
01924 291 294

OSSETT
01924 266 555

HORBURY
01924 260 022

NORMANTON
01924 899 870

PONTEFRACT & CASTLEFORD
01977 798 844



42 Wren Green Way, Wrenthorpe, Wakefield, WF2 0FU

For Sale Freehold £285,000

Located on this modern development is this three bedroom semi detached property with spacious accommodation spanning over three floors benefitting from off road parking and an enclosed rear garden.

The property briefly comprises of entrance hall, kitchen/diner, downstairs w.c. and living room. The first floor landing leads to two bedrooms, the house bathroom/w.c. and snug with stairs to the second floor landing providing access to the bedroom one boasting en suite shower facilities. Outside to the front the garden is laid to lawn with paved pathway and off road parking for two vehicles. To the rear is an enclosed garden mainly laid to lawn incorporating raised decked patio, perfect for outdoor dining.

The property is well placed for access for a range of local amenities including shops, schools, bus routes and excellent access to the motorway network for those wishing to commuter further afield.

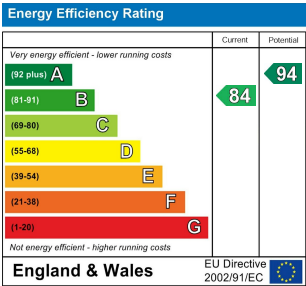
Simply a fantastic home which is ideal for the professional couple or growing family and an early viewing is highly recommended to fully appreciate the accommodation on offer.

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



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.



ACCOMMODATION

ENTRANCE HALL

Composite front entrance door, stairs to the first floor landing, central heating radiator, access to a storage cupboard and door to the kitchen/diner.

KITCHEN/DINER

16'11" x 10'5" [max] x 8'6" [min] [5.18m x 3.2m [max] x 2.6m [min]]
Range of modern wall and base units with quartz work surface over incorporating 1 1/2 sink and drainer, integrated oven with four ring induction hob, splash back and extractor hood above. Integrated fridge/freezer, integrated washing machine and integrated dishwasher. Central heating radiator, fitted understairs storage cupboard, spotlights to the ceiling and doors to the downstairs w.c. and living room.



W.C.

5'2" x 3'1" [1.6m x 0.95m]
Central heating radiator, extractor fan, low flush w.c., pedestal wash basin with mixer tap and tiled splash back.

LIVING ROOM

13'10" x 11'5" [4.22m x 3.5m]
Set of UPVC double glazed French doors to the rear garden, column central heating radiator and coving to the ceiling.



FIRST FLOOR LANDING

UPVC double glazed window to the side, central heating radiator and doors to two bedrooms, snug and house bathroom.

BEDROOM TWO

11'5" x 10'7" [max] x 10'9" [3.5m x 3.23m [max] x 3.28m]
Access to a storage cupboard, central heating radiator and UPVC double glazed window to the rear.



BEDROOM THREE

7'1" x 10'8" [2.16m x 3.27m]
Central heating radiator and UPVC double glazed window to the front.

BATHROOM/W.C.

6'11" x 6'1" [2.13m x 1.86m]
Three piece suite comprising low flush w.c., wall mounted wash basin with mixer tap, panelled bath with shower head attachment and glass shower screen. Spotlights to the ceiling, extractor fan, central heating radiator and partially tiled.



SNUG

4'3" x 6'5" [1.3m x 1.96m]
UPVC double glazed window to the front, central heating radiators and stairs to the second floor landing.

SECOND FLOOR LANDING

Access to bedroom one.

BEDROOM ONE

22'1" x 13'9" [max] x 4'3" [min] [6.74m x 4.21m [max] x 1.3m [min]]
UPVC double glazed window to the front, velux skylight to the rear, access to the storage eaves, central heating radiator and door to the en suite shower room.



EN SUITE SHOWER ROOM/W.C.

4'8" x 8'9" [1.43m x 2.67m]
Three piece suite comprising low flush w.c., pedestal wash basin with mixer tap and shower cubicle with electric shower and glass shower screen. Velux skylight, chrome ladder style radiator, extractor fan and partially tiled.



OUTSIDE

To the front of the property is a lawned garden with paved pathway to the front door and shared tarmac driveway leading to the property's driveway providing off road parking running down the side for two vehicles. To the rear is a lawned garden with raised decked patio area, perfect for outdoor and dining purposes, enclosed by timber fencing.

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.