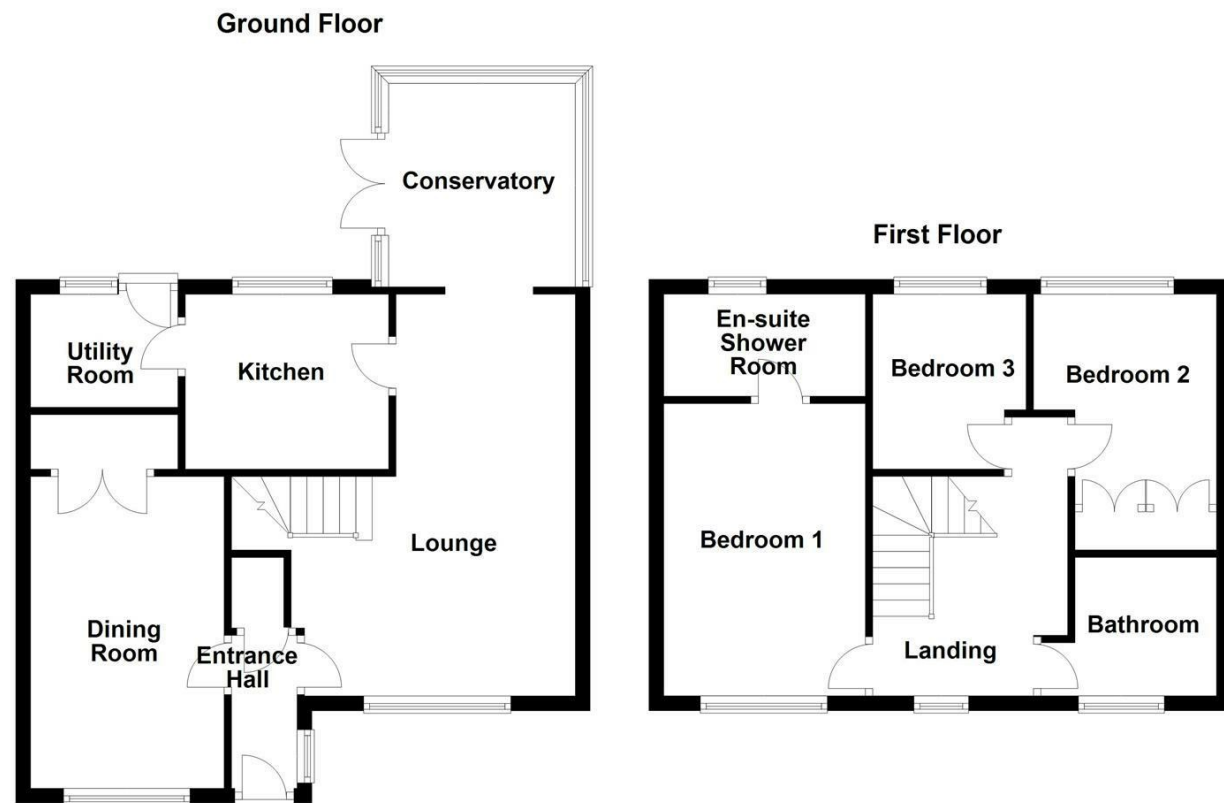




WAKEFIELD

01924 291 294

OSSETT

01924 266 555

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PONTEFRACT & CASTLEFORD

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24a Jerry Clay Lane, Wrenthorpe, Wakefield, WF2 0NQ

For Sale Freehold £320,000

Situated on the sought after area of Wrenthorpe and available with no chain involved is this three bedroom detached family home benefitting from well proportioned accommodation, off road parking and a low maintenance enclosed rear garden.

The accommodation briefly comprises of the entrance hall, dining room, living room, modern fitted kitchen with separate utility and conservatory. The first floor landing leads to three bedrooms (main bedroom with en suite facilities) and modern house bathroom/w.c. Outside to the front a block paved driveway is accessed via double gates with pebbled garden and timber lean-to shed. To the rear is a low maintenance garden with artificial lawn and paved patio area.

Situated in the popular village location of Wrenthorpe which plays host to a range of amenities including shops, schools and local bus routes running to and from Wakefield city centre. There is easy access to Wakefield Westgate Train Station and the M1 motorway, ideal for the commuter wishing to work or travel further afield.

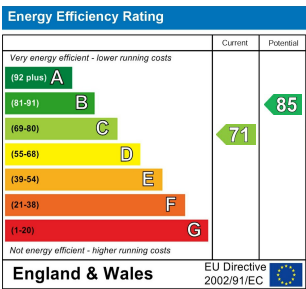
Only a full internal inspection will reveal all that's on offer at this quality home and an early viewing comes highly recommended.

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, UPVC double glazed window to the side, coving to the ceiling, understairs storage cupboard, doors to the living room and dining room.

DINING ROOM

12'4" x 8'6" [3.78m x 2.61m]

Fitted storage cupboard, anthracite column central heating radiator, UPVC double glazed window to the front and coving to the ceiling.



LIVING ROOM

17'9" x 11'10" [max] x 8'0" [min] [5.43m x 3.61m [max] x 2.46m [min]]

Set of double doors through to the conservatory, door through to the kitchen, two central heating radiators, UPVC double glazed window to the front, coving to the ceiling, inset ethanol burning fire and stairs to the first floor landing.



KITCHEN

8'8" x 7'6" [2.65m x 2.3m]

Range of modern wall and base units with laminate work surface over, integrated double oven with four ring induction hob with stainless steel extractor hood. Stainless steel 1 1/2 sink with mixer tap and integrated dishwasher. An opening through to the utility, UPVC double glazed window to the rear and spotlights to the ceiling.

UTILITY

4'11" x 7'1" [1.51m x 2.16m]

Modern base units with laminate work surface over, space and plumbing for a washing machine and American style fridge/freezer. UPVC double glazed door to the rear garden, spotlights and central heating radiator.

CONSERVATORY

9'6" x 9'1" [2.9m x 2.77m]

Surrounded by UPVC double glazed windows with a set of French doors to the rear garden and central heating radiator.



FIRST FLOOR LANDING

UPVC double glazed window to the front, coving to the ceiling, loft access, central heating radiator with pull down ladder and doors to three bedrooms and house bathroom.

BEDROOM ONE

12'11" x 9'0" [3.95m x 2.76m]

Door to the en suite shower room, central heating radiator and UPVC double glazed window to the front.



EN SUITE SHOWER ROOM/W.C.

4'5" x 8'11" [1.35m x 2.72m]

Three piece suite comprising low flush w.c., ceramic wash basin with mixer tap and double shower cubicle with mains overhead shower. Chrome ladder style radiator, UPVC double glazed frosted window to the rear, Bluetooth enabled LED mirror and fully tiled.



BEDROOM TWO

11'3" x 8'2" [max] x 6'5" [min] [3.45m x 2.5m [max] x 1.98m [min]]

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

BEDROOM THREE

7'9" x 6'11" [max] x 4'11" [min] [2.37m x 2.11m [max] x 1.51m [min]]

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

BATHROOM/W.C.

6'0" x 7'10" [max] x 6'4" [min] [1.85m x 2.4m [max] x 1.94m [min]]

Three piece suite comprising low flush w.c., wash basin with mixer tap and bath with mixer tap and mains overhead shower. UPVC double glazed frosted window to the front, ladder style radiator, central heating radiator and Bluetooth enabled LED mirror.



OUTSIDE

To the front the property is accessed via double gated onto a block paved driveway providing off road parking and pebbled area with lean-to shed. To the rear is an artificial lawn with paved patio area, perfect for outdoor dining and entertaining, fully 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.