



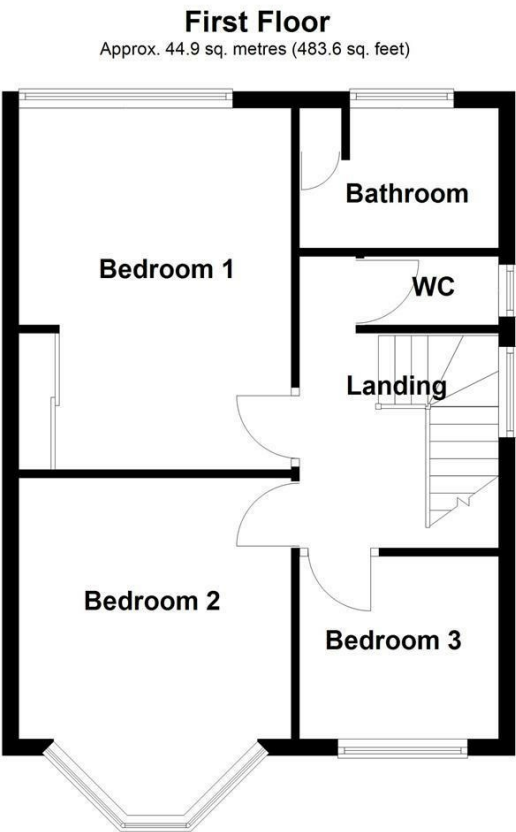
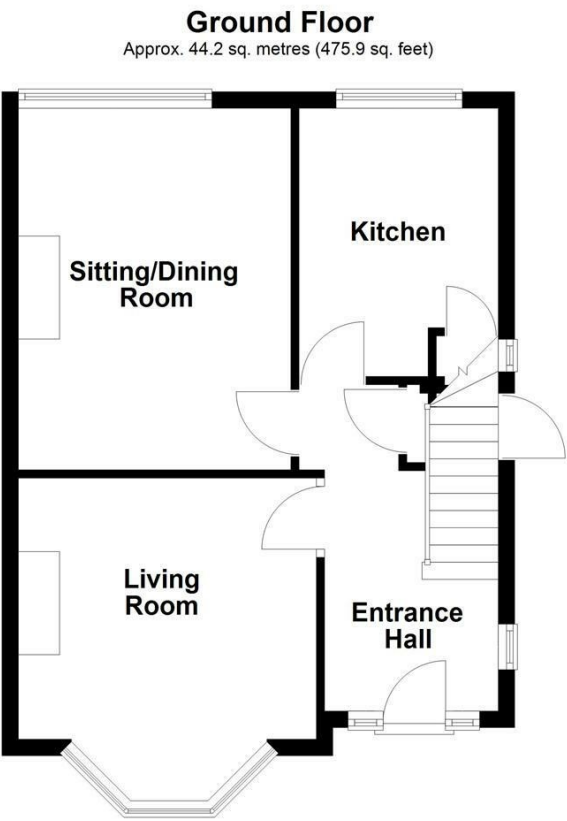
WAKEFIELD
01924 291 294

OSSETT
01924 266 555

HORBURY
01924 260 022

NORMANTON
01924 899 870

PONTEFRACT & CASTLEFORD
01977 798 844

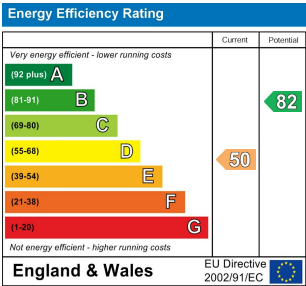


IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements 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.



35 Lyndale Drive, Wrenthorpe, Wakefield, WF2 0JZ

For Sale Freehold £210,000

A fantastic opportunity to purchase this three bedroom semi detached house located in the sought after area of Wrenthorpe, offering plenty of scope for further development and benefitting from two spacious reception rooms, driveway with garage and an enclosed rear garden.

With electric heating and UPVC double glazing, the property briefly comprises of the entrance hall, living room, sitting/dining room and kitchen. The first floor landing leads to three bedrooms, bathroom and w.c. Outside to the front is a rockery style garden with driveway for one vehicle leading to the single detached garage. To the rear is an enclosed garden laid to lawn with greenhouse.

Wrenthorpe plays host to a range of amenities including shops and schools with local bus routes nearby and having good access to the national motorway network.

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



ACCOMMODATION

ENTRANCE HALL

UPVC double glazed front entrance door with frosted side panels, electric storage heater, stairs to the first floor landing and doors to the living room, sitting/dining room, kitchen and cloakroom cupboard.

LIVING ROOM

11'9" x 10'5" (min) x 14'4" (3.59m x 3.18m (min) x 4.39m)
UPVC double glazed bay window overlooking the front aspect, electric storage heater, open fireplace with tiled hearth, tiled decorative surround and wooden mantle.



SITTING/DINING ROOM

10'9" x 14'6" (3.28m x 4.42m)
Open fireplace with tiled hearth and tiled decorative surround, UPVC double glazed window overlooking the rear aspect, electric storage heater and coving to the ceiling.



KITCHEN

10'8" (max) x 8'7" (min) x 7'11" (3.27m (max) x 2.64m (min) x 2.43m)
Range of wall and base units with laminate work surface over, stainless steel sink and drainer, space and plumbing for a washing machine, space for an oven and grill and breakfast bar. UPVC double glazed door to the side aspect, UPVC double glazed window to the rear, door providing access into a pantry cupboard with power and fixed shelving.

FIRST FLOOR LANDING

UPVC double glazed frosted window overlooking the side elevation, loft access and doors to three bedrooms, bathroom and separate w.c.

BEDROOM ONE

14'6" x 10'8" (4.42m x 3.27m)
UPVC double glazed window overlooking the rear elevation, fitted double wardrobe and electric storage heater.



BEDROOM TWO

10'8" x 10'7" (min) x 14'7" (max) (3.27m x 3.24m (min) x 4.45m (max))
UPVC double glazed bay window overlooking the front aspect, electric storage heater and built in double doored storage cupboard.



BEDROOM THREE

7'6" x 8'3" (2.30m x 2.53m)
UPVC double glazed window overlooking the front elevation and electric storage heater.



BATHROOM

5'6" x 8'3" (1.70m x 2.52m)
Two piece suite comprising panelled bath with electric shower and pedestal wash basin. UPVC double glazed frosted window overlooking the rear elevation and airing cupboard.



W.C.

5'3" x 3'0" (1.62m x 0.92m)
Low flush w.c and UPVC double glazed frosted window overlooking the side elevation.

OUTSIDE

To the front of the property is a rockery style garden and driveway providing off road parking leading to the single detached garage with timber double doors. To the rear is a pleasant lawned garden with greenhouse, surrounded by timber fencing.



COUNCIL TAX BAND

The council tax band for this property is B.

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.