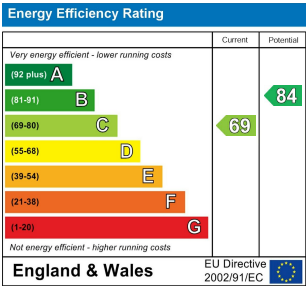


IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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



WAKEFIELD 01924 291 294	OSSETT 01924 266 555	HORBURY 01924 260 022
NORMANTON 01924 899 870	PONTEFRACT & CASTLEFORD 01977 798 844	



19 Mount Avenue, Wrenthorpe, Wakefield, WF2 0QQ

For Sale Freehold £340,000

A fantastic opportunity to purchase this two bedroom detached true bungalow situated in a pleasant cul-de-sac location enjoying a spacious sun room, ample off road parking and attractive gardens to the front and rear.

The property briefly comprises of the entrance hall, two bedrooms, shower room, kitchen, dining room, lounge, sun room, integral garage with rear office. Outside to the front is an attractive lawned garden with planted features and driveway for the three vehicles running under a car port leading to the single integral garage. To the rear is a low maintenance pebbled garden with paved patio area, fully enclosed by timber fencing.

Wrenthorpe plays host to a range of amenities including shops and schools, has local bus routes nearby and access to the motorway network, which is 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 home and an early viewing comes highly recommended.



ACCOMMODATION

ENTRANCE HALL

UPVC double glazed front entrance door with frosted side panels, central heating radiator, original picture rail, coving to the ceiling and doors to two bedrooms, shower room, cloakroom cupboard (with loft access), kitchen and lounge.

BEDROOM ONE

11'5" x 9'5" [3.48m x 2.88m]

Fitted wardrobes, inset spotlights, coving to the ceiling, UPVC double glazed window overlooking the front aspect and central heating radiator.



SHOWER ROOM/W.C.

6'1" x 6'6" [1.87m x 2.0m]

Four piece suite comprising bidet, low flush w.c., pedestal wash basin and larger than average shower cubicle with mixer shower. Fully tiled walls and floor. UPVC double glazed frosted window to the side aspect, coving to the ceiling, inset spotlights and central heating radiator.



BEDROOM TWO

11'6" x 7'11" [3.52m x 2.42m]

Fitted wardrobes, inset spotlights, central heating radiator, coving to the ceiling and timber single glazed window looking through to the sun room.



KITCHEN

8'2" x 11'5" [2.50m x 3.48m]

Range of wall and base units with laminate work surface over, integrated twin oven and grill with four ring gas hob and extractor hood. 1 1/2 stainless steel sink and drainer with mixer tap, space and plumbing for a washing machine, space for a fridge. Coving to the ceiling, central heating radiator, UPVC double glazed window and timber door to the sun room. Timber door to the dining room.

DINING ROOM

9'2" x 8'3" [2.81m x 2.52m]

Coving to the ceiling, timber single glazed window looking through to the sun room, central heating radiator and timber single glazed windows and door to the lounge.



LOUNGE

15'10" x 12'6" [4.83m x 3.82m]

Coving to the ceiling, detailed ceiling rose, UPVC double glazed window overlooking the front aspect, central heating radiator and marble hearth with decorative surround.



SUN ROOM

6'6" x 32'11" [2.0m x 10.04m]

UPVC double glazed window and a set of French doors to the rear garden, fully tiled floor and doors to the side aspect and integral garage.



INTEGRAL GARAGE

8'3" x 17'8" [2.53m x 5.39m]

Manual up and over door, two UPVC double glazed windows to the side aspect, power and light. Timber door to the office.

OFFICE

9'6" x 6'4" [2.91m x 1.94m]

Power and light. UPVC double glazed window to the side aspect.

OUTSIDE

To the front is an attractive well tended lawned garden with planted features and driveway running down the side of the property partially under a car port providing off road parking for several vehicles leading to the single integral garage. To the rear is a low maintenance pebbled garden with paved patio and greenhouse, surrounded by timber fencing.



COUNCIL TAX BAND

The council tax band for this property is D.

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.