



WAKEFIELD  
01924 291 294

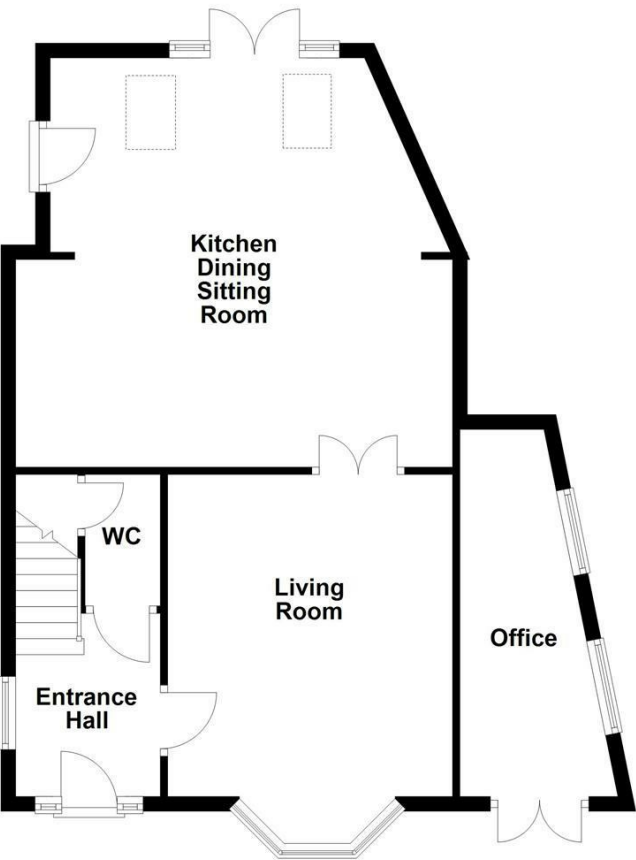
OSSETT  
01924 266 555

HORBURY  
01924 260 022

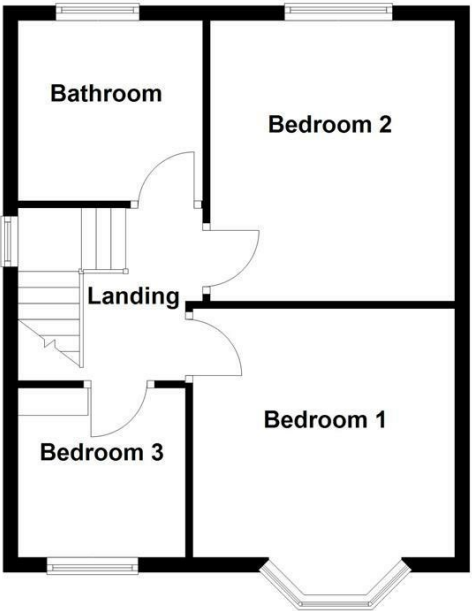
NORMANTON  
01924 899 870

PONTEFRACT & CASTLEFORD  
01977 798 844

Ground Floor



First Floor

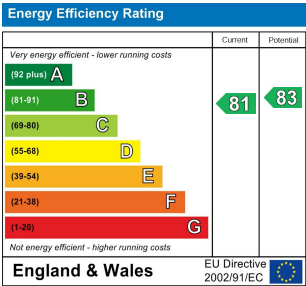


**IMPORTANT NOTE TO PURCHASERS**  
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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



2 Lindale Lane, Wrenthorpe, WF2 0PN  
For Sale Freehold £350,000

Situated in the sought after area of Wrenthorpe is this superbly presented and extended three bedroom detached home with anthracite UPVC double glazing, modern kitchen and bathroom, driveway parking with garage and enclosed rear garden with rural views.

The property briefly comprises of the entrance hall, downstairs w.c., living room, office and modern open plan kitchen/dining/sitting room. To the first floor landing leads to three bedrooms and modern house bathroom. Outside to the front is a lawned garden and driveway for two vehicles leading to the single detached garage. To the rear is a paved patio area with steps leading down to a lawned garden, 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 offer at this quality home and an early viewing comes highly recommended.





## ACCOMODATION

### ENTRANCE HALL

6'5" x 8'1" [1.96m x 2.48m]

Composite front entrance door, central heating radiator, coving to the ceiling, solid oak flooring, UPVC double glazed frosted window to the side, dado rail, stairs to the first floor landing, doors to the downstairs w.c. and living room.

### W.C.

5'10" x 3'4" [1.78m x 1.02m]

Extractor fan, understairs storage cupboard, pedestal wash basin with mixer tap and low flush w.c.

### LIVING ROOM

16'6" x 12'8" [min] x 5'8" [max] [5.05m x 3.87m [min] x 1.75m [max]]

UPVC double glazed bay window to the front, coving to the ceiling, solid oak flooring, set of double doors through to the kitchen/dining/sitting room, central heating radiator and live flame effect electric fireplace with MDF surround and marble surround.



### OFFICE

16'4" x 5'7" [5.0m x 1.72m]

Accessed via the living room and UPVC double glazed French doors to the front. Two UPVC double glazed windows to the side and central heating radiator.

### KITCHEN/DINING/SITTING ROOM

18'10" x 19'8" [max] x 14'10" [min] [5.75m x 6.01m [max] x 4.53m [min]]

Range of modern wall and base shaker style units with quartz work surface over, 1 1/2 sink and drainer with mixer tap, integrated oven with induction hob and extractor hood. Space and plumbing for an American style fridge/freezer and integrated microwave. Utility area with quartz work surface over, wall units, space and plumbing for a washing machine, tumble dryer and dishwasher. Two electronically operated velux skylights, electric underfloor heating, spotlights, two anthracite column central heating radiators, composite side door and a set of UPVC double glazed French doors to the rear. Multi fuel burning stove with slate hearth, tiled surround and wooden mantle.



## FIRST FLOOR LANDING

Loft access and doors to three bedrooms and bathroom.

### BEDROOM ONE

13'7" x 11'5" [min] x 5'6" [max] [4.15m x 3.48m [min] x 1.68m [max]]

UPVC double glazed bay window to the front, central heating radiator, range of fitted wardrobes and storage units.



### BEDROOM TWO

12'5" x 10'11" [3.79m x 3.34m]

Range of fitted wardrobes and storage units, central heating radiator and UPVC double glazed window to the rear.



### BEDROOM THREE

8'3" x 7'10" [max] x 3'4" [min] [2.54m x 2.41m [max] x 1.04m [min]]

Central heating radiator, ceiling rose and UPVC double glazed window to the front.

### BATHROOM/W.C.

8'3" x 7'11" [2.53m x 2.43m]

Four piece suite comprising concealed cistern low flush w.c., ceramic wash basin with mixer tap and panelled bath with mixer tap and shower head attachment, separate shower cubicle with mains overhead shower. UPVC double glazed frosted window to the rear, central heating radiator and fully tiled.



## OUTSIDE

To the front of the property is a lawned garden with shrubs and concrete driveway providing off road parking for two vehicles leading to single detached garage with separate side access door. To the rear is a stone paved patio area, perfect for outdoor dining and entertaining with stone paved steps to a lawned garden with planted borders, fully enclosed by walls and timber fencing. The rear garden has fantastic rural views.



## 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.