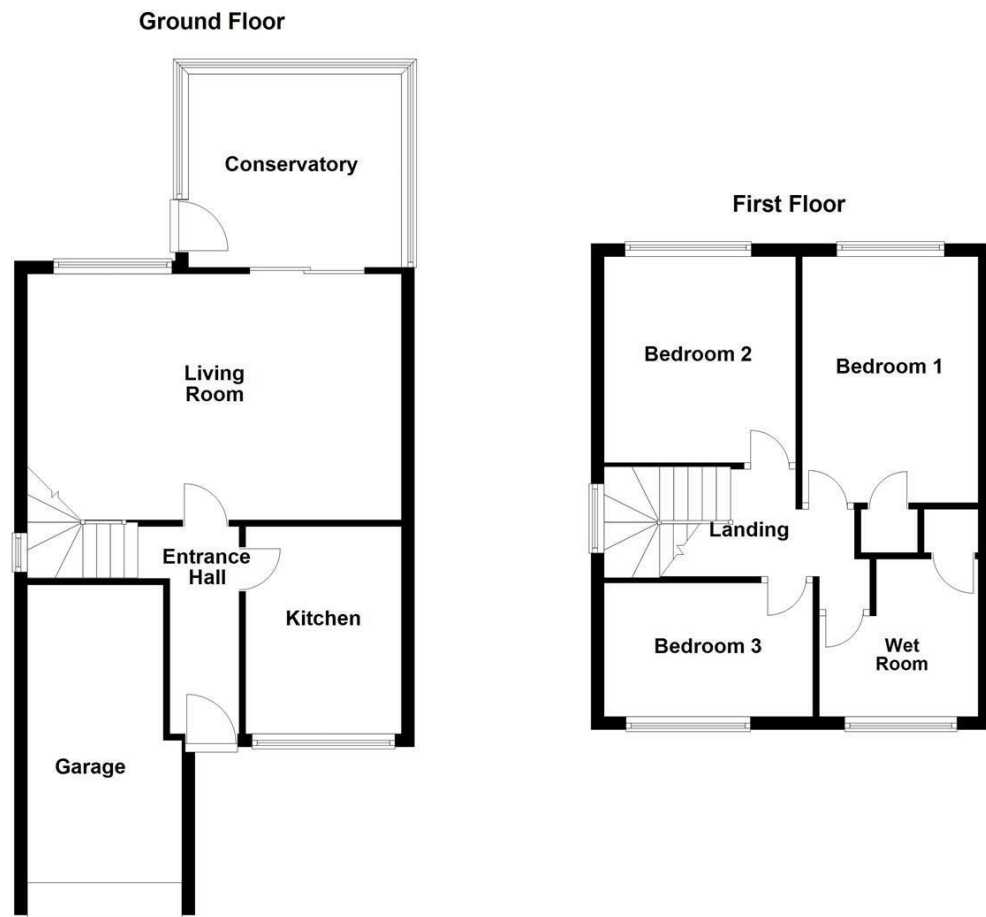


IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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



40 Windsor Road, Wrenthorpe, Wakefield, WF1 2BT

For Sale Freehold Guide Price £185,000

Enjoying a cul-de-sac location is this three bedroom semi detached house benefiting from three double bedrooms, ample off road parking providing a concrete driveway and furthered by a single garage. UPVC double glazing and gas central heating.

The accommodation fully comprises entrance hall, kitchen, large living room with sliding patio doors to the conservatory, first floor landing, three double bedrooms and the modern wet room/w.c. Outside, to the front of the property there is a pleasant lawned garden with concrete driveway providing off road parking, paved pathway at the side of the property leading to the rear. The enclosed rear garden is low maintenance.

Situated within the sought after village of Wrenthorpe, close to local amenities and schools located nearby. Local bus routes travel to and from Wakefield city centre. The M1 and M62 motorway networks are only a short drive away ideal for the commuter.



ACCOMMODATION

ENTRANCE HALL

Entrance door, central heating radiator, staircase with hand rail to the first floor, laminate flooring, doors leading into the kitchen and living room.

KITCHEN

7'10" x 10'4" [2.41m x 3.17m]

A range of wall and base units with laminate work surface over, tiled splashback, 1 1/2 stainless steel sink and drainer with mixer tap, space for freestanding oven and grill with a cooker hood over, space for a large fridge freezer, plumbing and drainage for a washing machine, UPVC double glazed window to the front.



LIVING ROOM

19'3" x 12'6" max x 10'5" min [5.87m x 3.82m max x 3.19m min]

UPVC double glazed window to the rear, central heating radiator, set of sliding patio doors leading into the conservatory. Fireplace with marble hearth, interior and wooden surround.



CONSERVATORY

8'8" x 11'2" [2.65m x 3.41m]

UPVC double glazed window, UPVC double glazed door leading to the rear garden, ceiling fan, power and light.

FIRST FLOOR LANDING

Timber framed single glazed window to the side, doors leading to the bedrooms and the wet room/w.c. Loft access.

BEDROOM ONE

12'9" x 8'10" [3.89m x 2.71m]

UPVC double glazed window to the rear elevation, central heating radiator. Door into the built in single wardrobe.



BEDROOM TWO

10'8" x 10'1" [3.26m x 3.09m]

UPVC double glazed window to the rear elevation, central heating radiator.



BEDROOM THREE

9'7" x 11'10" [2.94m x 3.61m]

UPVC double glazed window to the front, central heating radiator.

WET ROOM/W.C.

5'0" min x 7'10" max x 11'11" [1.54m min x 2.41m max x 3.65m]

Electric shower with curtain rail, pedestal wash basin with two taps, low flush w.c., tiled walls, wet room floor, central heating radiator, UPVC cladding with chrome strips to the ceiling, extractor fan to the ceiling, UPVC double glazed frosted window to the front. Door into built in storage cupboard with fixed shelving.



OUTSIDE

An attractive lawned front garden with concrete driveway providing off road parking leading to the single garage with manual up and over door. A paved pathway to the side leading to the rear garden. The rear garden is low maintenance, with an L-shaped paved patio area, timber panelled fence surrounds.

COUNCIL TAX BAND

The council tax band for this property is B

EPC RATING

To view the full Energy Performance Certificate please call into one of our local offices.

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.