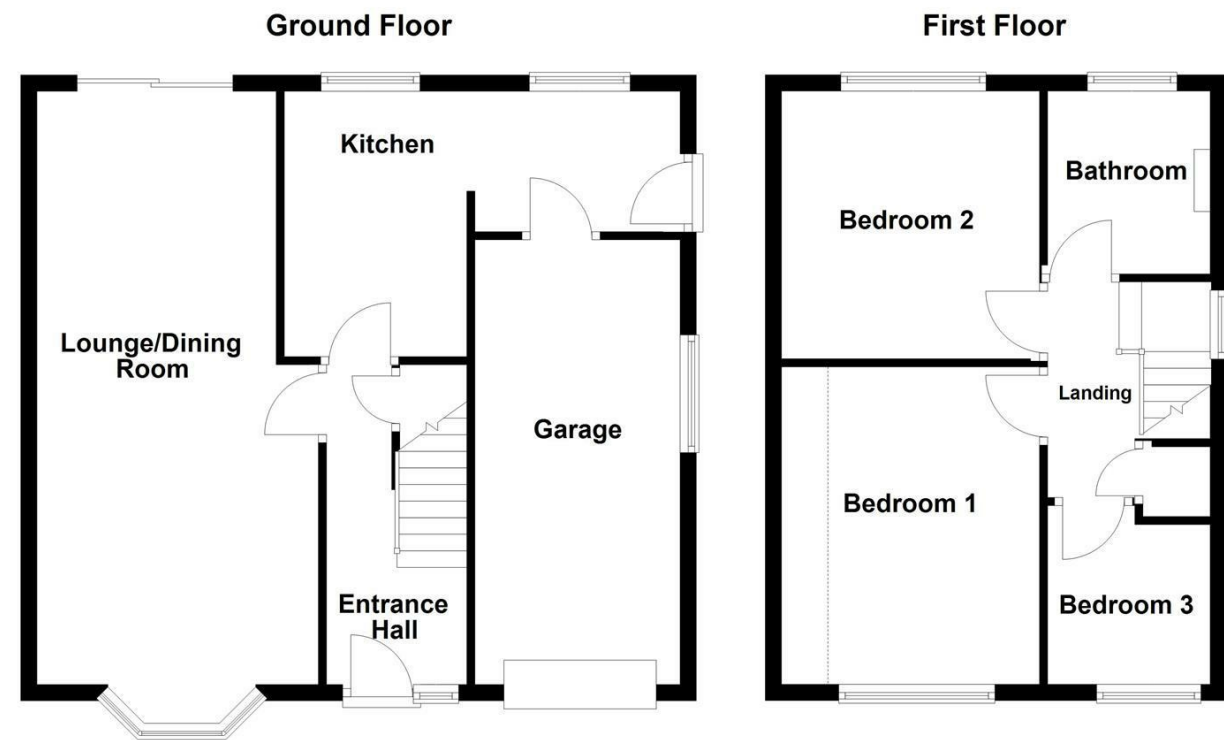




WAKEFIELD
01924 291 294

OSSETT
01924 266 555

HORBURY
01924 260 022

NORMANTON
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PONTEFRACT & CASTLEFORD
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22 Trough Well Lane, Wrenthorpe, Wakefield, WF2 0LB

For Sale Freehold £370,000

Situated in the popular residential area of Wrenthorpe and within close proximity to highly regarded local schools is this three bedroom detached family home. Extended to the rear, the property offers a spacious kitchen alongside a generously proportioned lounge/dining area, creating excellent living space.

The property briefly comprises to the ground floor of the entrance hall with understairs storage and access to the lounge/dining room and kitchen. The lounge/dining room provides direct access to the rear garden, while the kitchen leads through to the side of the property and into the single attached garage. To the first floor, the landing has loft access and a storage cupboard, three well proportioned bedrooms and a modern family bathroom. Externally, the property boasts a lawned front garden, complemented by a tarmac driveway providing off road parking for one to two vehicles and access to the attached garage. The rear garden is attractively tiered, mainly laid to lawn with a paved patio seating area, ideal for outdoor dining and entertaining, fully enclosed by walling and fencing.

Wrenthorpe is a sought-after location, appealing to a wide variety of buyers, especially families. The property is within walking distance of local shops and schools, with further amenities available in Wakefield city centre. Excellent transport links are close by, including regular bus services to neighbouring towns and cities, Wakefield's train stations with major city connections, and the nearby M1 motorway for those commuting further afield.

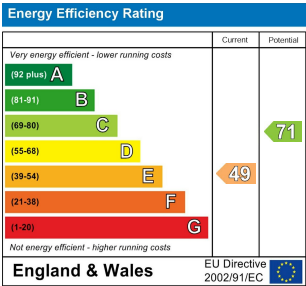
Offering spacious accommodation, further potential for development, and a family-friendly setting, this property is one not to be missed. An early viewing is highly recommended to fully appreciate all that is on offer.

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

Frosted UPVC double glazed entrance door, central heating radiator, spotlights, stairs to the first floor, understairs storage and doors to the lounge/dining room and the kitchen.

KITCHEN

10'5" x 16'8" [max] x 6'10" [min] [3.2m x 5.1m [max] x 2.1m [min]]
A range of wall and base units with laminate work surface over, stainless steel 1.5 sink and drainer with mixer tap, integrated oven and integrated four ring gas hob. Space and plumbing for washing machine, dishwasher and space for a fridge/freezer. Central heating radiator, two UPVC double-glazed windows to the rear, frosted UPVC double glazed door to the side of the property and a UPVC door to the garage.



LOUNGE/DINING ROOM

23'11" x 11'5" [max] x 9'9" [min] [7.3m x 3.5m [max] x 2.98m [min]]
Spotlights, two central heating radiators, UPVC double glazed bay window to the front and sliding UPVC double-glazed doors to the rear garden. Gas fireplace with marble hearth and surround, exposed brick, and decorative wooden panelling behind.



GARAGE

8'7" x 17'9" [2.62m x 5.42m]
Manual up and over door, frosted UPVC double glazed window to the side, power and light, and a combi boiler.

FIRST FLOOR LANDING

Loft access, frosted UPVC double glazed window to the side and doors to three bedrooms and the house bathroom.

BEDROOM ONE

10'6" x 12'8" [3.22m x 3.87m]
UPVC double glazed window to the front, spotlights, central heating radiator and fitted wardrobes with sliding doors.



BEDROOM TWO

10'6" x 10'11" [3.22m x 3.33m]
UPVC double glazed window to the rear and central heating radiator.

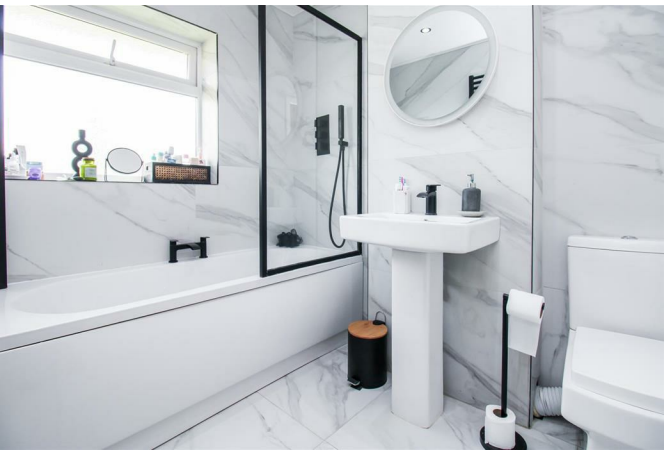


BEDROOM THREE

6'8" x 7'4" [max] x 6'3" [min] [2.04m x 2.25m [max] x 1.93m [min]]
UPVC double-glazed window to the front, central heating radiator and decorative panelling to one wall.

BATHROOM/W.C.

7'4" x 6'6" [max] x 5'9" [min] [2.25m x 2.00m [max] x 1.76m [min]]
Low flush w.c., pedestal wash basin with mixer tap and panelled bath with mains fed overhead shower. Spotlights, frosted UPVC double glazed window to the rear and matte black ladder style central heating radiator.



OUTSIDE

To the front is a lawned garden with planted borders and a tarmac driveway providing off road parking for one to two vehicles leading to the single attached garage. To the rear is tiered rear garden with lower paved patio area, perfect for outdoor dining, and an upper lawned garden of generous proportions with planted borders of mature trees, shrubs, and flowers. Fully enclosed by walls and timber fencing with space for a garden shed.



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.