



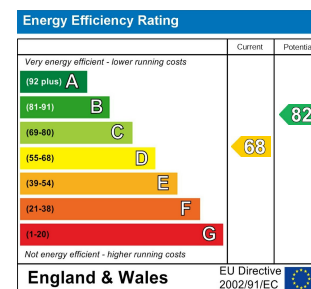
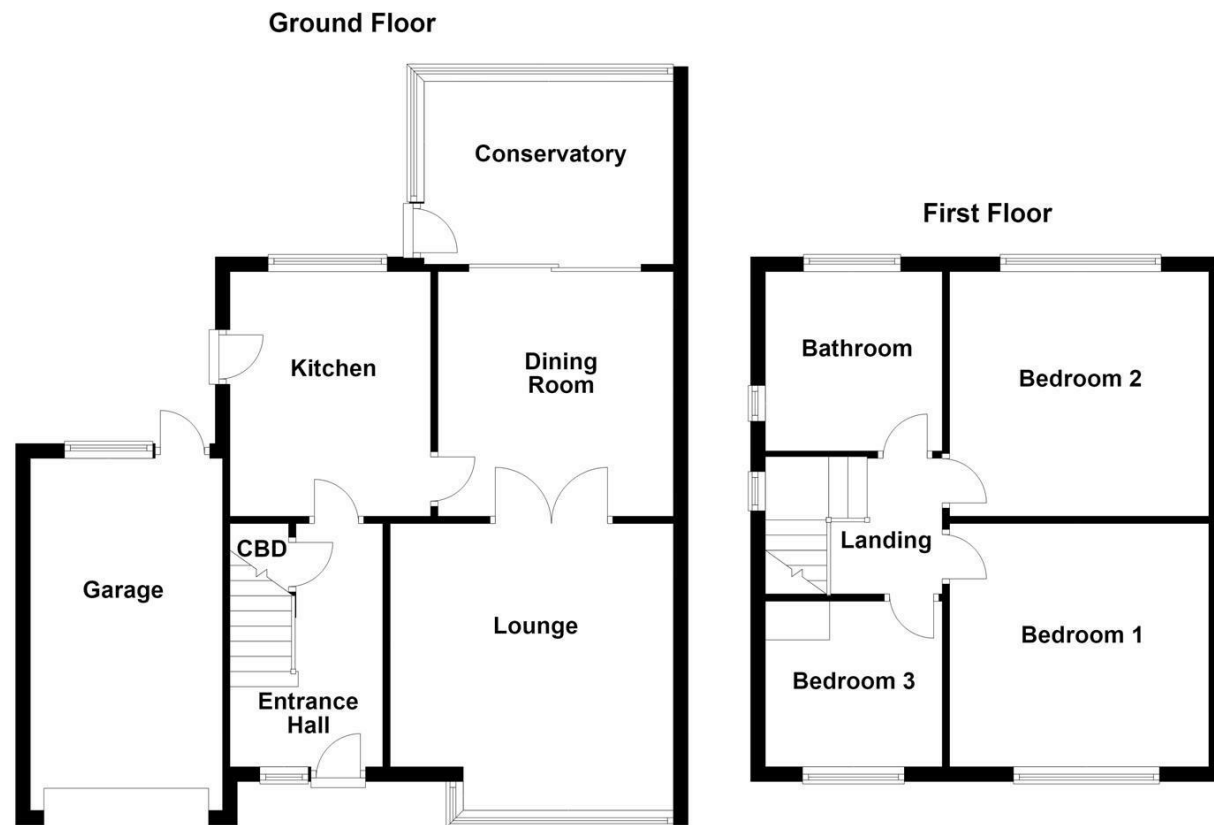
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IMPORTANT NOTE TO PURCHASERS

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.



20 Keren Grove, Wrenthorpe, Wakefield, WF2 0NR

For Sale Freehold £285,000

Situated within the sought after area of Wrenthorpe is this deceptively spacious and well presented three bedroom semi detached home, benefitting from generous living accommodation, off road parking and an attractive enclosed rear garden. This fantastic home is ideally suited to professional couples, families and those looking to downsize.

The accommodation briefly comprises a welcoming entrance hall, modern kitchen diner with sitting area, spacious living room and a conservatory overlooking the rear garden. To the first floor are three well proportioned bedrooms, two of which are generous doubles, together with a superb contemporary family bathroom. Externally, the property enjoys a lawned front garden alongside a block paved driveway providing ample off road parking and leading to a brick built garage with an electric roller door. The attractive rear garden is predominantly laid to lawn and features established trees and shrub borders together with a flagged patio seating area, creating the perfect space for outdoor dining, entertaining and relaxation.

Wrenthorpe is a highly regarded residential location offering an excellent range of local amenities, well regarded schools, shops and regular bus services. The area also enjoys convenient access to Wakefield city centre and the motorway network, making it particularly appealing to commuters.

The property offers potential to extend, subject to consent and an early viewing is highly recommended to fully appreciate all that this fantastic home has to offer.



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ACCOMMODATION

ENTRANCE HALL

Entered via a UPVC front entrance door with matching frosted UPVC double glazed side panel. Stairs lead to the first floor landing with understairs storage, central heating radiator, coving to the ceiling and a door leading through to the kitchen.

KITCHEN

8'11" x 10'11" [2.73m x 3.34m]

Fitted with a range of modern wall and base units with work surfaces incorporating a stainless steel sink and drainer with mixer tap. Integrated oven and grill with four ring gas hob and extractor hood above, space and plumbing for a washing machine, space for a fridge and freezer, tiled splashbacks, LVT flooring, central heating radiator and a UPVC door leading to the side of the property.

DINING ROOM

10'10" x 10'6" [3.32m x 3.21m]

A versatile reception room with central heating radiator, coving to the ceiling and UPVC sliding patio doors leading through to the conservatory.



LOUNGE

13'0" x 12'7" [3.98m x 3.84m]

A spacious reception room featuring an electric fire set within a marble back and hearth with decorative surround, central heating radiator, coving to the ceiling and a UPVC double glazed walk in bay window overlooking the front aspect.



CONSERVATORY

11'1" x 7'8" [3.39m x 2.36m]

Constructed with UPVC double glazing set upon a brick base with a UPVC door providing access to the garden.



FIRST FLOOR LANDING

A frosted UPVC double glazed window to the side, coving to the ceiling, loft access and doors leading to three bedrooms and the house bathroom.

BEDROOM ONE

10'7" x 11'1" [3.25m x 3.39m]

UPVC double glazed window to the front, central heating radiator, fitted wardrobes to one wall and coving to the ceiling.



BEDROOM TWO

10'11" x 11'6" [3.34m x 3.53m]

A UPVC double glazed window overlooking the rear, central heating radiator, fitted wardrobes to one wall, fitted bedside cabinets, wall mounted cupboards and a fitted dressing table.



BEDROOM THREE

8'0" x 8'0" [2.46m x 2.44m]

Currently utilised as a home office and fitted with office furniture including desks, drawers and cupboards. The room will fit a single bed with a UPVC double glazed window to the front and central heating radiator.

BATHROOM/W.C.

7'8" x 7'10" [2.35m x 2.41m]

A contemporary bathroom fitted with a four piece suite comprising concealed low flush W.C., wash basin set within a vanity unit, panelled bath and separate shower cubicle with mixer shower. Finished with fully tiled walls, wood effect flooring, chrome heated towel rail, inset ceiling spotlights and two frosted UPVC double glazed windows to the rear and side.



OUTSIDE

To the front the property enjoys a lawned garden with planted shrub borders and a block paved driveway providing off road parking leading to the garage. To the rear is an enclosed lawned garden with planted shrub borders and a stone flagged patio area, ideal for outdoor dining and entertaining.



GARAGE

8'2" x 17'1" [2.50m x 5.22m]

Electric roller door, plumbing for a washing machine, space for a fridge and freezer, a window to the rear and a side access door.

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.