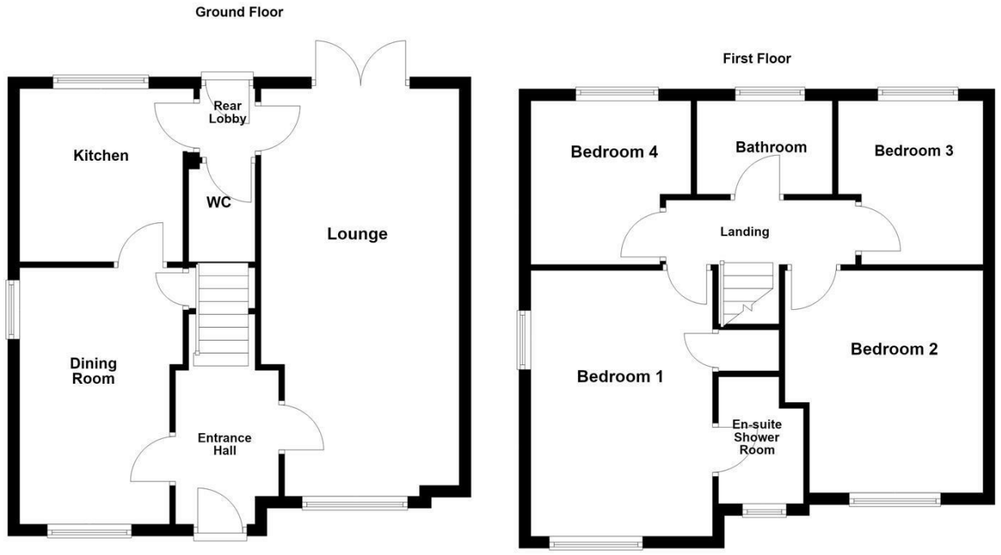
Richard Kendall
Estate Agent

WAKEFIELD 01924 291 294 | OSSETT 01924 266 555 | HORBURY 01924 260 022

NORMANTON 01924 899 870 | PONTEFRACT & CASTLEFORD 01977 798 844



# 15 Cricketers Approach, Wrenthorpe, Wakefield, WF2 0JH

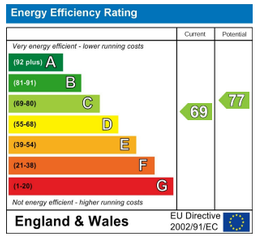
## For Sale Freehold £369,500

Superbly appointed throughout and enjoying an attractive open aspect to the rear is this deceptively spacious four bedroom detached family home. Offering generous and well proportioned accommodation, ample off road parking and attractive gardens, the property is offered for sale with no onward chain and vacant possession.

Benefitting from UPVC double glazing and gas central heating throughout, the accommodation comprises a welcoming entrance hall, spacious living room, fitted kitchen, separate dining room and a convenient downstairs WC. To the first floor are four well proportioned bedrooms, two of which are generous doubles, with the principal bedroom benefitting from its own en suite shower room. Completing the first floor accommodation is a modern family bathroom. Externally, the property benefits from an attractive lawned garden to the front with established planted borders. A driveway extends along the side of the property, providing ample off road parking and leading to a detached brick built garage with an up and over door. To the rear is an attractive enclosed garden enjoying a pleasant open aspect beyond. Predominantly laid to lawn with established plants and shrubs, the garden also incorporates a stone flagged patio area, providing an ideal setting for outdoor dining and entertaining.

Situated within a popular residential area, the property is conveniently positioned for a range of local amenities including shops and schools, with regular bus routes nearby and excellent access to the motorway network for those commuting further afield.

Offered with no onward chain and vacant possession, this fantastic family home deserves an early viewing to fully appreciate the generous accommodation, attractive setting and excellent potential 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
Entrance door leading into the entrance hall. Central heating radiator, coving to the ceiling and staircase providing access to the first floor landing. Doors provide access to the separate dining room and lounge.

### LOUNGE
21'6" x 10'9" (6.57m x 3.28m)
UPVC double glazed window overlooking the front elevation and UPVC double glazed French doors opening onto the rear. Two central heating radiators and feature gas fire with limestone fire surround. Door providing access to the rear hallway.

### REAR LOBBY
UPVC rear entrance door, together with doors providing access to the kitchen and downstairs W.C.

### W.C.
Fitted with a low flush W.C. and pedestal wash basin with tiled splashback. Central heating radiator.

### KITCHEN
9'6" x 9'2" (2.91m x 2.80m)
Fitted with a range of wall and base units with work surfaces over, incorporating a stainless steel sink and drainer. Space and plumbing for a washing machine, space for a fridge, integrated oven and grill and four ring gas hob with stainless steel extractor hood above. Tiled splashbacks, fully tiled flooring and central heating radiator. Door providing access to the dining room.

### DINING ROOM
14'6" x 9'5" (4.43m x 2.89m)
UPVC double glazed windows overlooking the front and side elevations, central heating radiator and coving to the ceiling. Useful built-in storage cupboard. Doors provide access to both the entrance hall and kitchen.

### FIRST FLOOR LANDING
Doors provide access to four bedrooms and the house bathroom.

### BEDROOM ONE
14'10" x 9'5" (4.53m x 2.89m)
UPVC double glazed windows overlooking the front and side elevations, central heating radiator and coving to the ceiling. Fitted wardrobes and dressing table, together with useful airing cupboard. Door providing access to the en suite shower room.

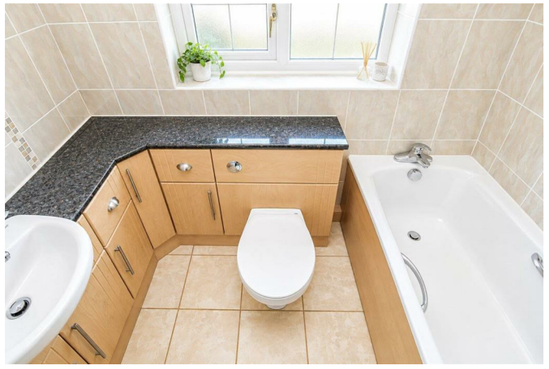
### EN SUITE SHOWER ROOM/W.C.
7'5" x 4'8" (2.28m x 1.43m)
Fitted with a low flush W.C., wash basin set within vanity storage and shower enclosure with mixer shower. Fully tiled walls and flooring, central heating radiator and frosted UPVC double glazed window overlooking the front elevation.

### BEDROOM TWO
12'2" x 10'11" (3.71m x 3.34m)
UPVC double glazed window overlooking the front elevation, central heating radiator and coving to the ceiling. Fitted wardrobes to two walls together with fitted dressing table.

### BEDROOM THREE
8'5" x 9'0" (2.58m x 2.76m)
UPVC double glazed window overlooking the rear elevation and central heating radiator.

### BEDROOM FOUR
7'5" x 8'10" (2.27m x 2.70m)
UPVC double glazed window overlooking the rear elevation and central heating radiator. Loft access.

### BATHROOM/W.C.
7'2" x 5'5" (2.19m x 1.66m)
Fitted with a concealed cistern low flush W.C., wash basin set within vanity storage and panelled bath with mixer shower over. Fully tiled walls and flooring, chrome heated towel radiator and frosted UPVC double glazed window overlooking the rear elevation.



### OUTSIDE
To the front is a lawned garden with established shrub borders. A driveway to the side provides ample off road parking and leads to the detached brick built garage with up and over door. To the rear is an attractive lawned garden with established plants, trees and shrubs. A stone paved terrace provides an ideal space for outdoor dining and entertaining. The garden also enjoys an open aspect to the rear over adjoining fields.

### 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.