



WAKEFIELD
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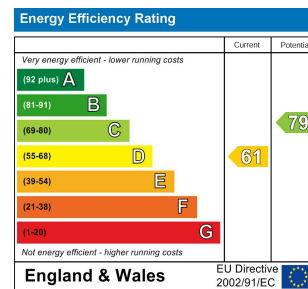
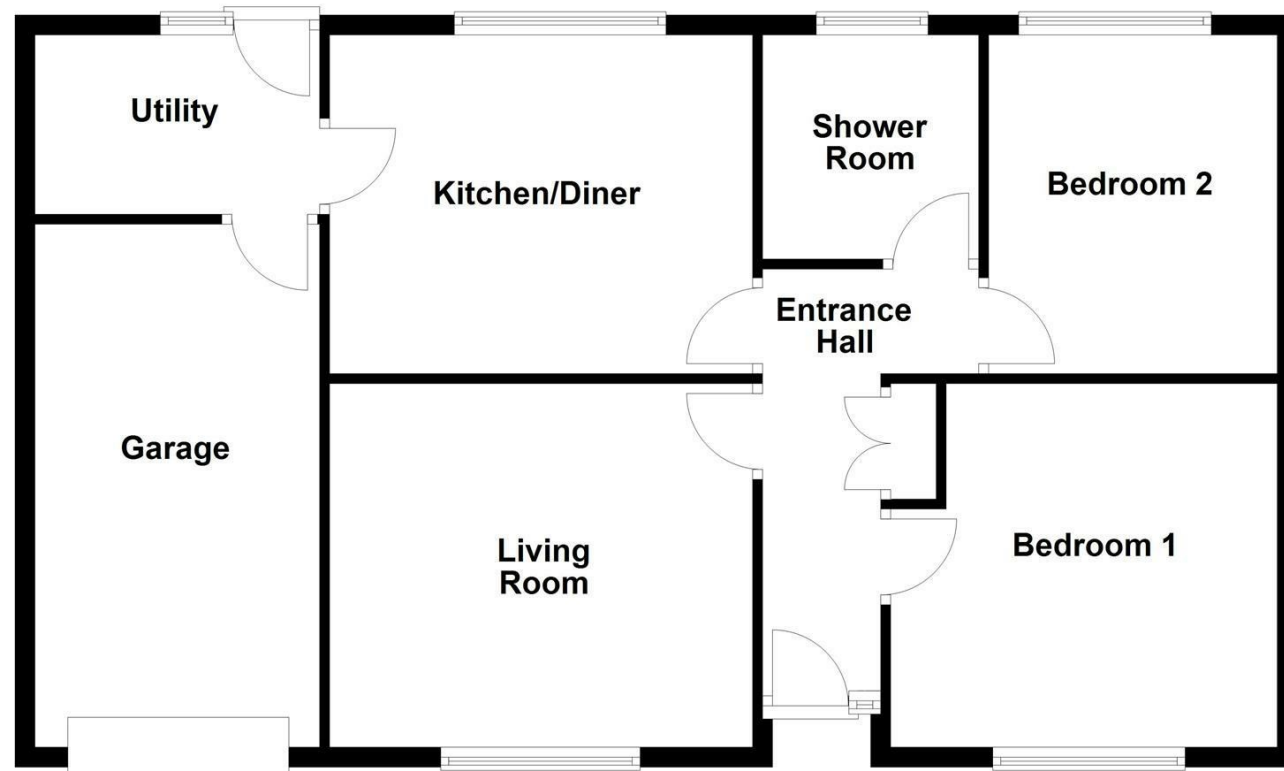
OSSETT
01924 266 555

HORBURY
01924 260 022

NORMANTON
01924 899 870

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01977 798 844

Ground 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.



17 Windsor Road, Wakefield, WF1 2BT

For Sale Freehold £350,000

A superbly presented two bedroom detached true bungalow situated within the highly sought after area of Wrenthorpe. Offering well proportioned accommodation throughout, the property boasts two generous double bedrooms, spacious reception areas, ample off road parking and an attractive enclosed rear garden, making it ideal for a range of buyers.

The accommodation briefly comprises an entrance hall with fitted storage, access to a loft space with power and lighting offering potential for conversion (subject to the necessary consents), two double bedrooms, a modern shower room, spacious living room and a kitchen diner leading through to a utility room with access to both the attached garage and rear garden. Externally, the property benefits from a low maintenance frontage with a block paved driveway providing off road parking, an attached garage and additional rear parking, whilst the enclosed rear garden incorporates a lawn, established planted borders, a raised decked seating area with canopy, a useful gravelled storage area and space for a garden shed.

Wrenthorpe is a highly regarded residential location, appealing to a wide variety of buyers, particularly those looking to enjoy single storey living whilst remaining close to local amenities. Shops, schools and everyday facilities are within easy reach, whilst the property's loft potential may also appeal to growing families. Regular bus routes operate nearby, and both Wakefield Westgate and Wakefield Kirkgate railway stations offer excellent links to Leeds, Manchester and London. The M1 and M62 motorway networks are also readily accessible, making the property ideal for commuters.

Only a full internal inspection will fully appreciate the space, presentation and future potential this fantastic bungalow has to offer. An early viewing is highly recommended.



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ACCOMMODATION

ENTRANCE HALL

13'10" x 7'0" [4.22m x 2.15m]

Accessed via a composite front entrance door with frosted glazed panel. Featuring a dado rail, central heating radiator, fitted storage cupboard housing the alarm system, loft access via pull down ladder and doors leading to bedroom one, bedroom two, shower room, living room and kitchen diner.

LIVING ROOM

11'11" x 13'10" [3.65m x 4.22m]

UPVC double glazed window to the front elevation, coving to the ceiling, picture rail and central heating radiator.



KITCHEN DINER

13'10" x 11'1" [4.22m x 3.4m]

Fitted with a range of modern shaker style wall and base units with laminate work surfaces, ceramic sink and drainer with mixer tap, laminate splashbacks and space for a range style cooker with glass splashback and black extractor hood above. Space for an undercounter fridge/freezer and the Ideal combination boiler is housed within the kitchen. UPVC double glazed window to the rear elevation, spotlights to the ceiling, central heating radiator and door leading through to the utility room.



UTILITY ROOM

5'10" x 9'4" [1.8m x 2.86m]

Access to the garage, frosted UPVC double glazed rear entrance door, UPVC double glazed window overlooking the rear garden, central heating radiator, shaker style wall units and laminate work surface with space and plumbing for a washing machine together with additional space for an undercounter fridge and freezer.



SHOWER ROOM/W.C.

7'4" x 7'0" [2.25m x 2.15m]

Appointed with a low flush WC, ceramic wash basin set into a vanity unit with storage beneath and mixer tap, and a walk in shower cubicle with electric shower and glass screen. Frosted UPVC double glazed window to the rear elevation, chrome heated towel radiator and full wall tiling.



BEDROOM ONE

12'7" x 11'11" [3.85m x 3.65m]

UPVC double glazed window to the front elevation, central heating radiator and a range of fitted wardrobes with sliding mirrored doors.



BEDROOM TWO

9'6" x 11'2" [2.9m x 3.42m]

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



LOFT ROOM ONE

17'1" x 10'0" [5.22m x 3.05m]

An ideal conversion space with power, lighting and a UPVC double glazed window to the side elevation. Access to additional eaves storage.

LOFT ROOM TWO

14'1" x 10'2" [4.3m x 3.11m]

Power and lighting and access to further eaves storage. The eaves to both sides average approximately 1.5m in depth.

OUTSIDE

To the front, the property enjoys a low maintenance garden incorporating pebbled and paved features together with timber fencing. A block paved driveway provides off road parking for at least two vehicles and leads to the attached garage. Double gates provide access to a further hardstanding parking space. To the rear is an attractive lawned garden with planted borders containing mature shrubs and flowers. A raised decked patio area with anthracite canopy creates an ideal space for outdoor dining and entertaining, whilst there is also space for a timber garden shed. The garden is fully enclosed by timber fencing, making it ideal for both children and pets.



GARAGE

9'4" x 17'10" [2.86m x 5.44m]

A versatile garage/workshop space with power, lighting, up and over door and housing the gas and electric meters.

COUNCIL TAX BAND

The council tax band for this property is C.

FLOOR PLAN

This floor plan is intended as a rough guide only and is not to be intended as an exact representation and should not be scaled. We cannot confirm the accuracy of the measurements or details of this floor plan.

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.