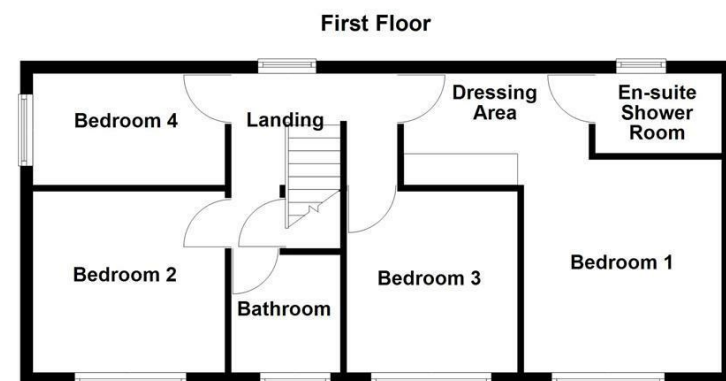
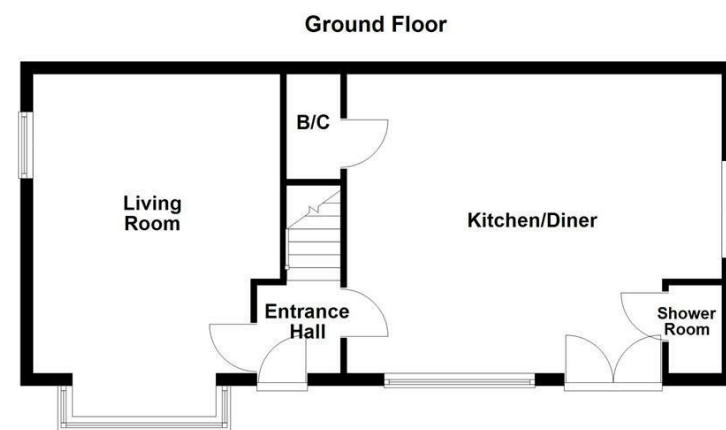


IMPORTANT NOTE TO PURCHASERS

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
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01924 260 022

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01924 899 870

PONTEFRACT & CASTLEFORD
01977 798 844



6 Morrell Crescent, Wrenthorpe, Wakefield, WF2 0SU

For Sale Freehold £330,000

Enjoying a corner plot position sits this four bedroom detached family home benefitting from a spacious kitchen/diner, driveway with garage and attractive enclosed gardens.

The property briefly comprises of the entrance hall, spacious kitchen/diner with shower room off and living room. The first floor landing leads to four double bedrooms (main bedroom with dressing area and en suite shower room) and house bathroom. Outside the gardens lay to the front and side with a lawned garden and paved patio area, surrounded by timber fencing. There is a driveway for two vehicles leading to the single detached garage.

Situated close to the motorway network, the property is ideally located for commuters looking to travel further afield for work. Local amenities are situated close by such as several local schools.

Only a full internal inspection will reveal all that's on offer at this quality home and an early viewing comes highly recommended.



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ACCOMMODATION

ENTRANCE HALL

Composite front entrance door, coving to the ceiling, stairs to the first floor landing, central heating radiator and doors providing access into the living room and kitchen/diner.

KITCHEN/DINER

16'7" [min] x 19'9" [max] x 15'9" [5.08m [min] x 6.02m [max] x 4.81m]
Range of wall and base high gloss units with laminate work surface over, 1 1/2 sink and drainer with instant hot tap, integrated oven and grill with four ceramic hobs and cooker hood. Space and plumbing for a dishwasher and space for an American style fridge/freezer. Door providing access to the downstairs shower room, laminate flooring with underfloor heating, built in double doored cloakroom cupboard, ladder style radiator, spotlights, understairs storage cupboard with space for a washing machine, UPVC double glazed French door to the front, UPVC double glazed windows to the side and front.

SHOWER ROOM/W.C.

3'1" x 4'11" [0.96m x 1.52m]
Shower cubicle with electric shower, low flush w.c. and wash basin.

LIVING ROOM

11'5" x 15'10" [3.49m x 4.83m]
Central heating radiator, solid wooden surround, UPVC double glazed windows to the side and front.



FIRST FLOOR LANDING

Coving to the ceiling, UPVC double glazed window overlooking the rear elevation, loft access, storage cupboard, doors providing access to four bedrooms and house bathroom.

DRESSING ROOM

9'10" x 5'4" [3.0m x 1.65m]
Range of fitted wardrobes providing a wealth of storage, spotlights and door providing access into the en suite shower room. An opening into the bedroom.

BEDROOM ONE

11'1" x 9'7" [3.38m x 2.94m]
Spotlights, UPVC double glazed window overlooking the front elevation and central heating radiator.



EN SUITE SHOWER ROOM/W.C.

6'6" x 4'3" [2.0m x 1.30m]
Three piece suite comprising low flush w.c., wash basin with chrome waterfall mixer tap and larger than average shower cubicle with sliding door and mixer shower. Spotlights, extractor fan and UPVC double glazed frosted window overlooking the rear elevation.



BEDROOM TWO

10'0" x 9'4" [3.07m x 2.86m]
Coving to the ceiling, UPVC double glazed window to the front elevation, central heating radiator and laminate flooring.



BEDROOM THREE

10'0" x 9'0" [3.06m x 2.76m]
UPVC double glazed window overlooking the front elevation, central heating radiator and laminate flooring.



BEDROOM FOUR

10'2" x 6'3" [3.10m x 1.91m]
UPVC double glazed window overlooking the side elevation, central heating radiator and laminate flooring.

BATHROOM/W.C.

6'4" x 5'8" [1.95m x 1.75m]
Three piece suite comprising panelled bath with mixer shower and shower screen, concealed cistern low flush w.c. and wash basin with mixer tap. Chrome ladder style radiator, spotlights and UPVC double glazed frosted window overlooking the front elevation.



OUTSIDE

To the front steps lead up to an attractive lawned garden with block paved pathway, surrounded by timber fencing. The garden flows to the left hand side to a timber gate providing access to a pleasant lawned side garden. There is a concrete double driveway leading to the single detached garage with manual up and over door and an opening providing access into a workshop area. To the rear is a paved pathway leading to a timber shed.



COUNCIL TAX BAND

The council tax band for this property is C.

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.