Richard Kendall
Estate Agent

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21 Rishworth Close, Wrenthorpe, Wakefield, WF2 0SQ

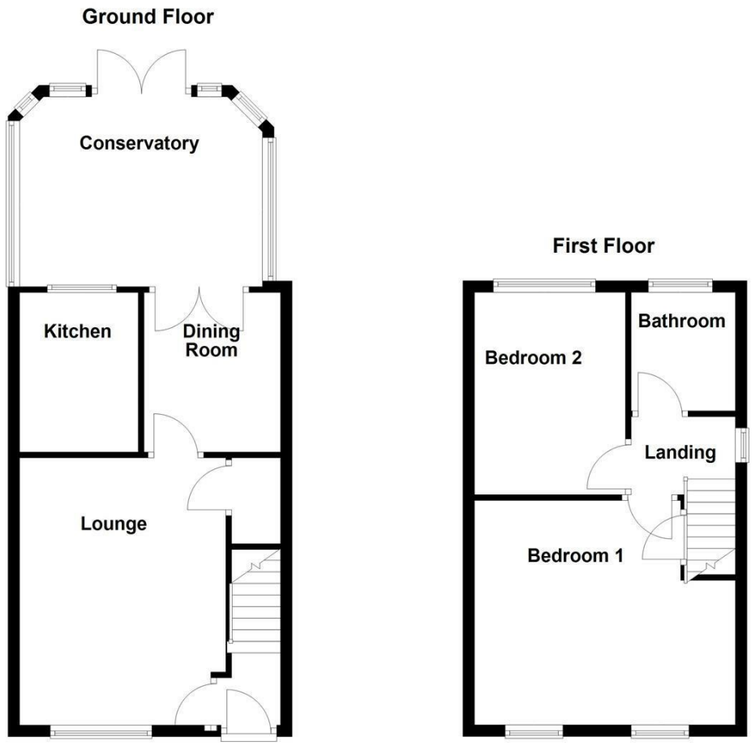
For Sale Freehold Offers Over £250,000

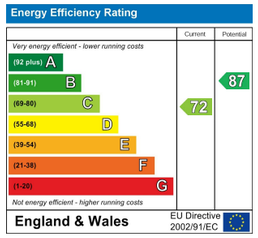
Situated in a pleasant cul de sac position in Wrenthorpe is this well presented two bedroom semi detached property, originally offering a three bedroom footprint and could easily be converted back should the buyer wish. The property benefits from driveway parking, enclosed gardens and well proportioned accommodation throughout.

The accommodation briefly comprises an entrance hall, spacious living room, kitchen diner and a conservatory overlooking the rear garden. To the first floor, the landing provides access to two bedrooms and the family bathroom. Externally, the property benefits from a driveway to the side providing off road parking. To the rear is an attractive enclosed garden incorporating a lawn and patio seating area, ideal for outdoor dining and entertaining.

The property is ideally located for a range of local amenities including shops, schools and transport links, whilst also offering convenient access to the motorway network for commuters travelling further afield.

This attractive home would make an ideal purchase for first time buyers, professional couples or those looking to downsize. An early viewing is highly recommended.





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
Accessed via a front entrance door, with UPVC double glazed window to the side elevation, staircase leading to the first floor landing and door through to the living room.

LIVING ROOM
15'1" x 11'8" (4.62m x 3.56m)
UPVC double glazed window to the front elevation, central heating radiator, open fireplace with wooden surround, useful understairs storage cupboard and door leading through to the kitchen diner.

KITCHEN
9'0" x 6'9" (2.75m x 2.06m)
UPVC double glazed window to the rear elevation and fitted with a range of wall and base units providing storage, wood effect laminate work surfaces, stainless steel sink and drainer unit, hob with oven below and cooker hood above, tiled splashbacks, space for a fridge freezer and plumbing for a washing machine. Archway leading through to the dining area.

DINING AREA
9'1" x 7'7" (2.77m x 2.33m)
UPVC French doors leading through to the conservatory, central heating radiator and ample space for a dining table and chairs.

CONSERVATORY
13'6" x 10'8" (4.14m x 3.27m)
UPVC double glazed windows to the side and rear elevations, UPVC French doors leading out to the garden, central heating radiator and versatile space ideal as a playroom, garden room or second sitting room.

FIRST FLOOR LANDING
Side UPVC double glazed window and doors providing access to two bedrooms and the house bathroom.

BEDROOM ONE
14'8" x 9'5" (4.49m x 2.88m)
Two UPVC double glazed windows to the front elevation, two central heating radiators, carpeted flooring and a useful built in storage cupboard over the stairs.

BEDROOM TWO
11'6" x 8'7" (3.53m x 2.62m)
UPVC double glazed window to the rear elevation and central heating radiator.

BATHROOM/W.C.
6'8" x 6'0" (2.05m x 1.83m)
Frosted UPVC double glazed window to the rear elevation and fitted with a modern three piece suite comprising panel bath with wall mounted shower over and glass screen, wash hand basin with mixer tap and low flush WC. Chrome heated towel radiator, fully tiled walls and spotlights to the ceiling.

OUTSIDE
To the front, the property benefits from a low maintenance garden with shrub and planted borders, together with a side driveway providing off road parking for one to two vehicles. To the rear is an enclosed garden incorporating a low maintenance lawn, established shrub and planted borders, patio seating area and a garden 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.