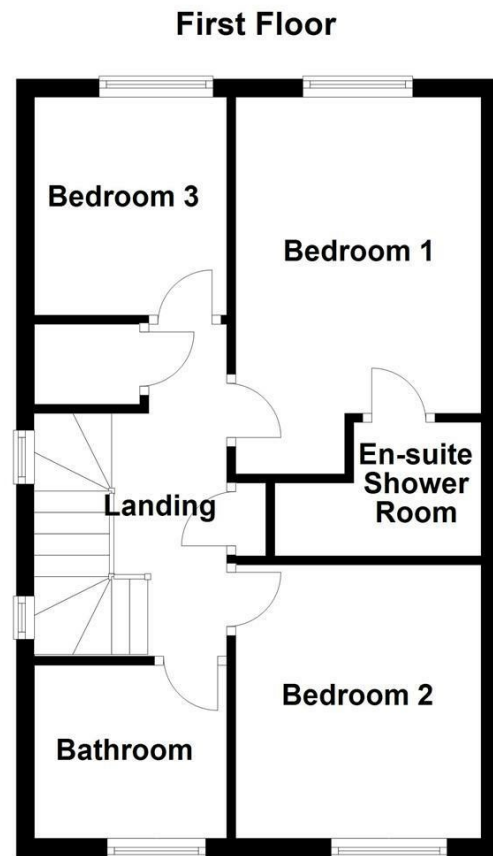
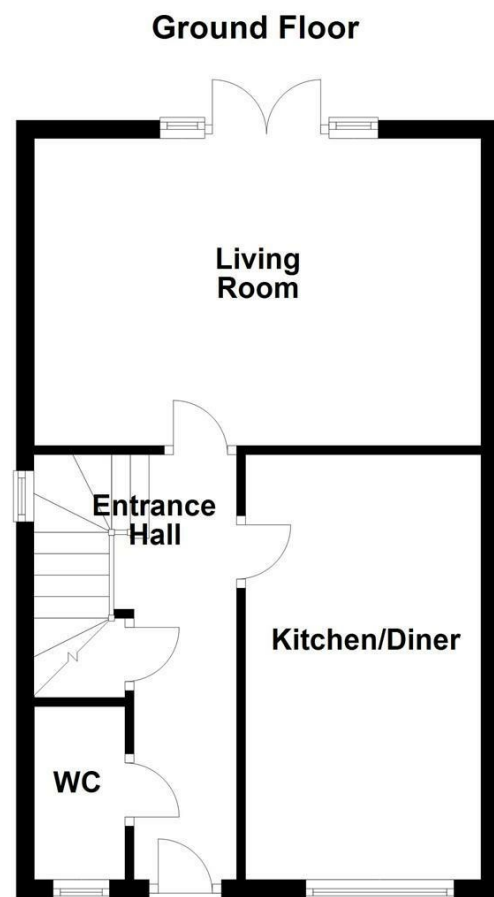


**IMPORTANT NOTE TO PURCHASERS**  
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements 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.



|                                   |                                                     |                                 |
|-----------------------------------|-----------------------------------------------------|---------------------------------|
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| <b>NORMANTON</b><br>01924 899 870 | <b>PONTEFRACT &amp; CASTLEFORD</b><br>01977 798 844 |                                 |



## 19 Wrenthorpe Close, Wrenthorpe, Wakefield, WF2 0GL

### For Sale Freehold £300,000

Situated in this modern and attractive development is this superbly appointed three bedroom end town house, boasting en suite facilities to the main bedroom, contemporary kitchen/diner, enclosed rear garden, parking for two cars, UPVC double glazing throughout, alarm system and dual control gas central heating which can be controlled separate for the ground and first floor.

The accommodation briefly comprises entrance hall, kitchen/diner with integrated appliances, spacious living room with French doors to the rear garden and downstairs w.c. to complete the ground floor. The first floor landing leads to three well proportioned bedrooms, the main with en suite facilities, in addition to the modern house bathroom/w.c. Outside, there are lawned gardens to the front and rear, plus a side garden and driveway providing off street parking for two cars.

Wrenthorpe plays host to a range of amenities including local shops, a range of schooling, local bus routes and excellent access to the motorway network, ideal for those wishing to work or travel further afield.

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



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## ACCOMMODATION

### ENTRANCE HALL

Composite front entrance door leading into the entrance hall. Part Karndean flooring, built in storage cupboard, central heating radiator, central heating control, staircase to the first floor landing and solid wood doors to the kitchen/diner, living room and downstairs w.c.

### KITCHEN/DINER

15'4" x 8'6" [4.69m x 2.61m]

Comprising a range of contemporary gloss wall and base units with Quartz work surfaces and matching upstands. 1.5 sink and Quartz drainer with swan neck mixer tap, integrated oven and grill, four ring induction hob with splash back and cooker hood above, integrated fridge/freezer and integrated washer/dryer, integrated dishwasher. Inset spotlights to the ceiling, extractor fan, Karndean flooring, UPVC double glazed window to the front and central heating radiator.



### LIVING ROOM

16'4" x 11'1" [4.98m x 3.39m]

UPVC double glazed French doors to the rear garden with matching glazed side screens. Central heating radiator, TV and media sockets.



### DOWNSTAIRS W.C.

Two piece cloakroom suite comprising low flush w.c. with concealed cistern and pedestal wash basin with tiled splash back. Karndean flooring, UPVC double glazed frosted window to the front, inset spotlights to the ceiling, extractor fan and central heating radiator.

### FIRST FLOOR LANDING

Two UPVC double glazed windows to the side, loft access, cupboard housing the combination condensing boiler, further built in storage cupboard and solid wood doors to three bedrooms and the house bathroom/w.c.

### BEDROOM ONE

13'6" x 9'5" [max] [4.14m x 2.89m [max]]

UPVC double glazed window to the rear, central heating radiator, fitted double wardrobe with double doors, central heating control and TV and media sockets. Solid wood door to en suite shower room/w.c.



### EN SUITE SHOWER ROOM/W.C.

7'10" x 4'8" [max] [2.39m x 1.43m [max]]

Three piece modern white suite comprising shower cubicle with mixer shower [rain shower head and hose attachment], pedestal wash basin and low flush w.c. Part tiled walls, Karndean flooring, shaver socket point, inset spotlights to the ceiling, extractor fan and chrome ladder style radiator.



### BEDROOM TWO

9'10" x 8'10" [3.02m x 2.71m]

UPVC double glazed window to the front and central heating radiator.



### BEDROOM THREE

7'9" x 6'5" [2.38m x 1.97m]

UPVC double glazed window to the front and central heating radiator.

### HOUSE BATHROOM/W.C.

7'0" x 5'7" [2.14m x 1.71m]

Three piece modern white suite comprising panelled bath with bi-folding glass shower screen with mixer tap and separate mixer shower over and

chrome rain shower head and shower attachment, fully tiled walls around the bath, pedestal wash basin and low flush w.c. Karndean flooring, shaver socket point, chrome ladder style radiator, inset spotlights to the ceiling, extractor fan, part tiled walls and UPVC double glazed frosted window to the front.



### OUTSIDE

There is a lawned area to the front with wood chipped borders and paved pathway to the front entrance door, which continues by the side of the property to the rear garden. There is also a side garden, next to the path down the side of the house. The rear garden is enclosed and laid to lawn with a paved patio area. A double tarmacadam driveway provides off street parking for two cars. Outside water point, power point and lighting. Sky dish.



### COUNCIL TAX BAND

The council tax band for this property is C

### EPC RATING

To view the full Energy Performance Certificate please call into one of our local offices.

### 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.