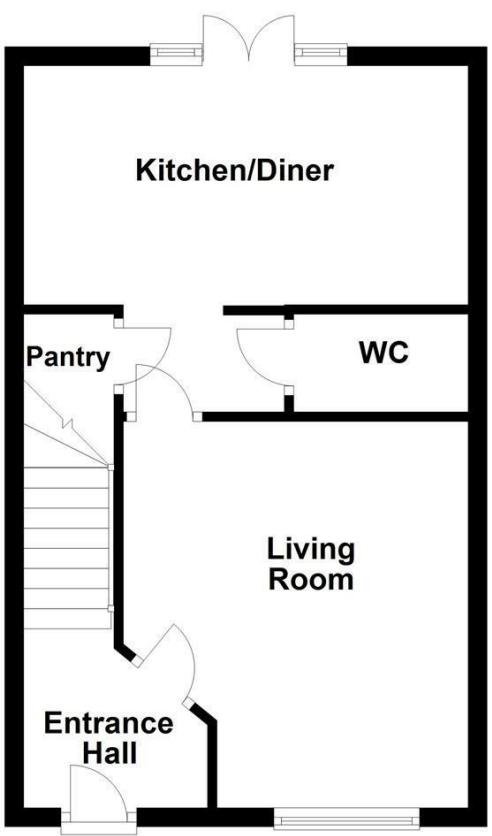
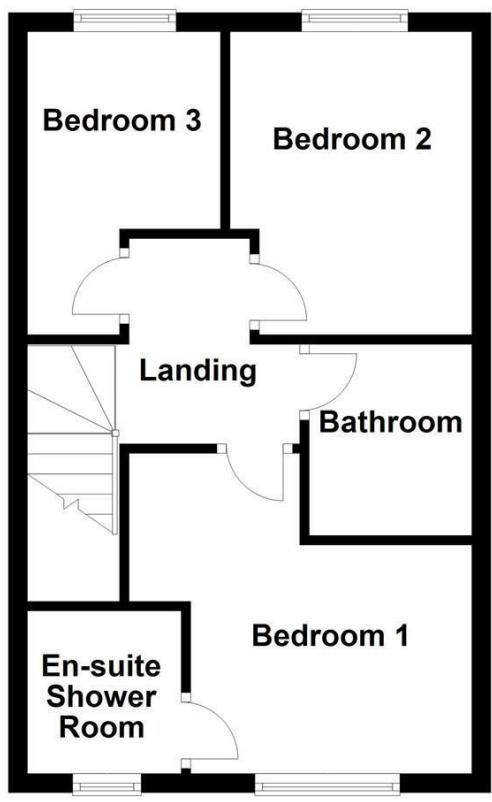


Ground Floor



First Floor



IMPORTANT NOTE TO PURCHASERS

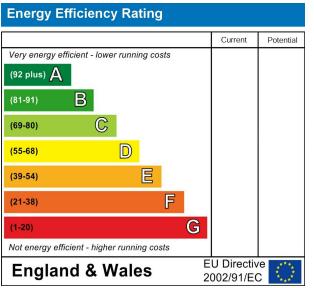
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements to enable them to obtain exact 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,
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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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20 Wren Green Way, Wrenthorpe, Wakefield, WF2 0FU

For Sale Freehold £259,995

Situated on this sought after modern development in Wrenthorpe is this three bedroom semi detached property benefitting from well proportioned accommodation, modern fitted kitchen and bathroom and larger than average garden.

The accommodation briefly comprises entrance hall, living room, kitchen/diner and downstairs w.c. The first floor landing leads to three bedrooms, the main bedroom with en suite shower room/w.c. in addition to the main house bathroom/w.c. Outside to the front, the garden is laid to lawn with planted bed border and tarmacadam driveway providing off road parking for vehicles with a pathway to the front door. To the rear is a larger than average sized garden, mainly laid to lawn with planted bed border and planted features, a paved patio area, perfect for outdoor dining and entertaining with a raised patio area and space for a hot tub, fully enclosed by timber fencing.

Originally built by Taylor Wimpey and situated in this popular development, the property is well placed for access for a range of local amenities including shops, schools, bus routes and excellent access to the motorway network for those wishing to commute further afield.

Simply a fantastic home which is ideal for the professional couple or growing family and an early viewing is highly recommended to fully appreciate the accommodation on offer.

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ACCOMMODATION

ENTRANCE HALL

Central heating radiator, stairs to the first floor landing and door to the living room.

LIVING ROOM

13'4" x 11'11" [max] 8'7" [min] [4.07m x 3.64m [max] 2.63m [min]]
UPVC double glazed window to the front with built in shutters, door to the kitchen/diner and central heating radiator.



KITCHEN/DINER

15'2" x 11'11" [max] x 3'4" [min] [4.62m x 3.63m [max] x 1.02m [min]]
Range of modern wall and base units with granite work surface over, inset 1 1/2 stainless steel sink and drainer, integrated four ring Zanussi hob with integrated double oven and tiled and partial pyrex splash back. Integrated Zanussi fridge/freezer, integrated Zanussi dishwasher and integrated washing machine. Spotlights to the ceiling, extractor fan, central heating radiator, door to the downstairs w.c., access to

the pantry cupboard and a set of UPVC double glazed French doors to the rear garden. The Ideal boiler is housed in here.



W.C.

3'4" x 6'0" [1.03m x 1.84m]
Extractor fan, central heating radiator, low flush w.c., pedestal wash basin with mixer tap and tiled splash back.

FIRST FLOOR LANDING

Loft access, central heating radiator and doors to three bedrooms and the house bathroom.

BEDROOM ONE

11'11" x 4'7" [min] x 5'1" [max] [3.64m x 1.4m [min] x 1.55m [max]]
Central heating radiator, UPVC double glazed window to the front and door to the en suite shower room.



EN SUITE SHOWER ROOM/W.C.

5'5" x 5'6" [1.66m x 1.7m]
UPVC double glazed frosted window to the front, central heating radiator, extractor fan, low flush w.c., wall mounted wash basin with mixer tap, shower cubicle with electric shower head attachment and glass shower screen.



BEDROOM TWO

8'4" x 10'5" [max] x 6'9" [min] [2.56m x 3.19m [max] x 2.08m [min]]
UPVC double glazed window to the rear and central heating radiator.



BEDROOM THREE

6'7" x 9'11" [max] x 6'10" [min] [2.01m x 3.03m [max] x 2.09m [min]]
UPVC double glazed window to the rear and central heating radiator.

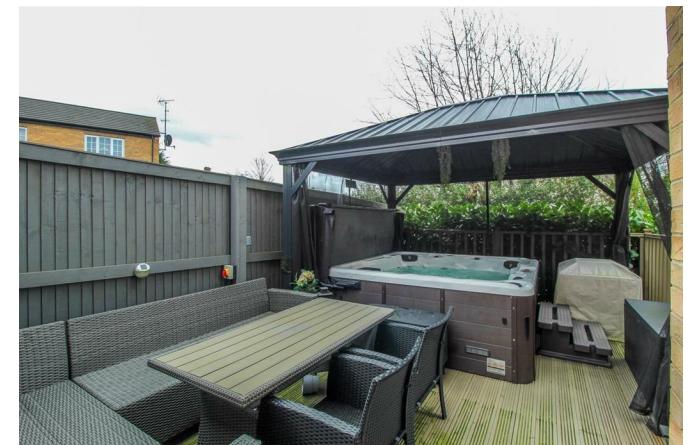
BATHROOM/W.C.

6'7" x 5'5" [2.01m x 1.67m]

Chrome ladder style radiator, extractor fan, low flush w.c., wall mounted wash basin with mixer tap, panelled bath with mixer tap and shower head attachment.

OUTSIDE

To the front of the property the garden is laid to lawn with planted bed border and tarmacadam driveway providing off road parking for vehicles with a pathway to the front door. To the rear is a larger than average sized garden, mainly laid to lawn with planted bed border and planted features, a paved patio area, perfect for outdoor dining and entertaining with a raised patio area and space for a hot tub, fully enclosed by timber fencing.



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.