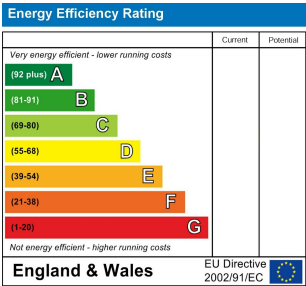


**IMPORTANT NOTE TO PURCHASERS**  
 We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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

01924 291 294

OSSETT

01924 266 555

HORBURY

01924 260 022

NORMANTON

01924 899 870

PONTEFRACT & CASTLEFORD

01977 798 844



## 70 Valley Drive, Wrenthorpe, Wakefield, WF2 0TL

### For Sale Freehold Offers In Excess Of £275,000

Situated in the sought after area of Wrenthorpe is this superbly presented three bedroom detached family home benefitting from ample reception space, driveway and gardens to the front and rear.

The property briefly comprises of the entrance hall, lounge/dining room, kitchen and conservatory. The first floor landing leads to three bedrooms and house bathroom. Outside to the front is a driveway providing off road parking with lawned garden. To the rear is a tiered garden incorporating lawn, wood chipped areas with patio areas, perfect for outdoor dining with timber canopy, enclosed by timber fencing.

The property is ideally located for all local shops and amenities, is situated close to a local park, perfect for families with children or dog owners and is within easy reach of well-regarded schools, while also being just a short drive from the motorway network for those looking to travel further afield.

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





## ACCOMMODATION

### ENTRANCE HALL

UPVC double glazed front entrance door, spotlights, stairs to the first floor landing, central heating radiator and door to the lounge/dining room.

### LOUNGE/DINING ROOM

26'4" x 11'11" (max) x 7'6" (min) [8.05m x 3.65m (max) x 2.3m (min)]

Two central heating radiators, UPVC double glazed box window to the front, spotlights, door through to the kitchen and a set of sliding doors leading to the conservatory.



### KITCHEN

10'3" x 6'11" [3.13m x 2.13m]

Range of modern wall and base units with laminate work surface over, sink and drainer with mixer tap, integrated oven, four ring induction hob with extractor hood. Space and plumbing for a washing machine, under counter fridge/freezer and slimline dishwasher. UPVC double glazed frosted door to the rear garden, understairs pantry cupboard and spotlights.

### CONSERVATORY

8'8" x 8'0" (max) x 3'9" (min) [2.65m x 2.45m (max) x 1.15m (min)]

Surrounded by UPVC double glazed windows, central heating radiator and UPVC double glazed door to the rear garden.



### FIRST FLOOR LANDING

Loft access, central heating radiator, UPVC double glazed window to the side, spotlights, overstairs storage cupboard housing the boiler, doors to three bedrooms and house bathroom.

### BEDROOM ONE

8'3" x 14'6" [2.53m x 4.42m]

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



### BEDROOM TWO

8'3" x 11'6" [2.53m x 3.53m]

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



### BEDROOM THREE

6'3" x 9'8" [1.92m x 2.95m ]

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

### BATHROOM/W.C.

6'3" (min) x 9'8" (max) x 7'11" [1.92m (min) x 2.95m (max) x 2.42m]

Low flush w.c., ceramic wash basin with mixer tap and panelled bath with overhead shower attachment. UPVC double glazed window to the rear, anthracite ladder style radiator, spotlights and extractor fan.



### OUTSIDE

To the front is a lawned garden with mature shrub and slate areas with a driveway providing off road parking. To the rear is a tiered garden incorporating lawned areas, wood chipped areas, raised and decked patio areas, perfect for outdoor dining and entertaining, with timber canopy over, 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.