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19 The Orchard, Wrenthorpe, Wakefield, WF2 0LH

For Sale Freehold £244,950

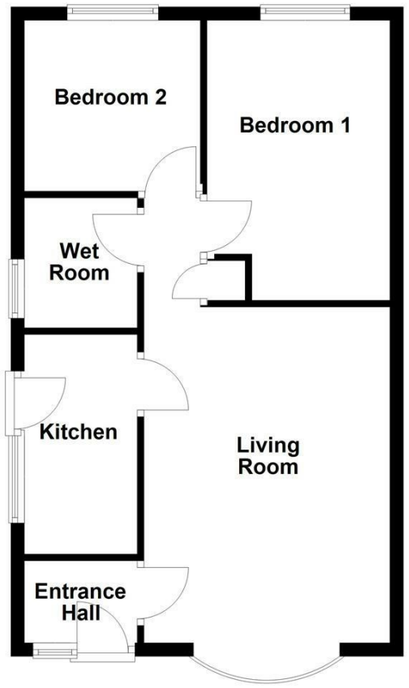
Situated in a pleasant cul de sac within the highly sought after area of Wrenthorpe is this well presented two bedroom semi detached bungalow, offering comfortable single level living with a modern kitchen, contemporary wet room, driveway parking, and attractive front and rear gardens.

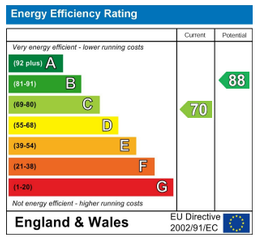
The accommodation briefly comprises a welcoming entrance hall, a spacious lounge/dining room, a stylish modern fitted kitchen, a wet room/w.c. and two well proportioned bedrooms, one of which benefits from a range of fitted furniture. Externally, the property enjoys a low maintenance front garden with mature shrubs and a paved driveway providing ample off road parking, complete with ramped access to the front entrance. A side gate leads to the enclosed rear garden, which is attractively paved for easy maintenance and features a summerhouse and timber shed, ideal for outdoor relaxation and storage.

Positioned in a prime residential location, the property is perfectly placed for access to a range of local amenities including shops and highly regarded schools, while also offering excellent transport links with convenient access to the national motorway network, ideal for those commuting further afield.

A full internal inspection is highly recommended to fully appreciate the quality and potential of this delightful home. Early viewing is strongly advised.

Ground 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,
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

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ACCOMMODATION

ENTRANCE HALL
UPVC front entrance door with frosted side panel, access to the spacious living/dining room, modern fitted kitchen, wet room and two bedrooms.

LIVING/DINING ROOM
16'5" x 12'0" (5.02m x 3.66m)
Large UPVC double glazed curved bay window and central heating radiator.

KITCHEN
10'7" x 6'2" (3.25m x 1.88m)
A modern fitted kitchen with work surface over, sink with mixer tap, integrated extractor hood, induction hob, single oven, dishwasher, washer dryer and fridge/freezer. UPVC double glazed window and door to the side.

WET ROOM/W.C.
Modern wet room with adjustable height electric shower, hand rail, foldable seat, wash basin with tap and low flush w.c. UPVC double glazed frosted window.

BEDROOM ONE
11'5" x 9'1" (3.50m x 2.78m)
UPVC double glazed window to the rear, central heating radiator, a range of built in wardrobes and storage units.

BEDROOM TWO
8'5" x 8'3" (2.59m x 2.54m)
UPVC double glazed window and central heating radiator.

OUTSIDE
Outside to the front is a pretty garden with plants and shrubs as well as a driveway. A ramp provides easy access to the front door. The side access has been skilfully and sympathetically laid to allow smooth access to the side entrance and the rear garden which is enclosed, offers a low maintenance and tranquil outdoor space which has been fully paved and has the use of a summerhouse, shed, storage box and double swing seat.

COUNCIL TAX BAND
The council tax band for this property is B.

FLOOR PLAN
This floor plan is intended as a rough guide only and is not to be intended as an exact representation and should not be scaled. We cannot confirm the accuracy of the measurements or details of this floor plan.

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.