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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.



<b>WAKEFIELD</b> 01924 291 294	<b>OSSETT</b> 01924 266 555	<b>HORBURY</b> 01924 260 022
<b>NORMANTON</b> 01924 899 870	<b>PONTEFRACT &amp; CASTLEFORD</b> 01977 798 844	



## 195 Wrenthorpe Road, Wrenthorpe, WF2 0HR

### For Sale Freehold £190,000

A superb opportunity to purchase this two bedroom semi detached true bungalow. Centred in the heart of Wrenthorpe and benefitting from a modern fitted kitchen, a low maintenance rear garden and UPVC double glazing throughout, this property is certainly not one to be missed.

The property briefly comprises of a composite front door into the entrance hall which provides access to bedrooms one and two, the living room, the shower room and loft access. The living room has a door into the modern fitted kitchen which then leads into the sun room. The sun room has a door to the rear garden and access into the store room. Outside, to the front of the property, there is first come first serve on street parking, an attractive lawned front garden with central paved steps leading to the front entrance door. To the rear of the property there is a timber gate providing access into the enclosed rear garden with a paved patio area and a timber decked patio area with solid stone walls and timber fencing surrounding making it completely enclosed.

The property is within walking distance to the local amenities and schools located within the sought after area of Wrenthorpe with main bus routes running to and from Wakefield city centre. The M1 motorway is only a short distance away, perfect for those looking to travel further afield.

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





## ACCOMMODATION

### ENTRANCE HALL

Composite front entrance door into the entrance hall. UPVC double glazed panelled window to the side of the door, central heating radiator, loft access. Doors to bedrooms one and two, the living room, the shower room and a storage cupboard.

### BEDROOM ONE

9'11" x 12'5" [3.04m x 3.81m]

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



### BEDROOM TWO

10'0" x 9'11" [max] x 7'0" [min] [3.07m x 3.04m [max] x 2.15m [min]]

UPVC double glazed window to the front, central heating radiator, built in double wardrobe with built in drawers.



### SHOWER ROOM

6'3" x 8'11" [max] x 7'11" [min] [1.91m x 2.74m [max] x 2.43m [min]]

Frosted UPVC double glazed window to the rear, central heating radiator, tiled walls and floor, UPVC cladding to the ceiling, spotlights, extractor fan. Comprising of a three piece suite with a larger than average shower cubicle with glass sliding door and a mixer shower within, wash basin with mixer tap built into high gloss vanity cupboards, low flush W.C..



### LIVING ROOM

UPVC double glazed window to the front, central heating radiator, electric fire with decorative hearth and matching interior. Door to the kitchen.



### KITCHEN

Timber single glazed window to the sun room, spotlights, door to sun room, central heating radiator, extractor fan. A range of wall and base high gloss units with laminate worksurface over, stainless steel sink and drainer with mixer tap. Integrated oven and grill with four ceramic hobs, a glass splashback and a cooker hood over, integrated fridge, integrated freezer, integrated washing machine.

### SUN ROOM

9'8" x 6'2" [2.95m x 1.88m]

UPVC double glazed windows to two sides, UPVC double glazed door to the rear garden, electric wall mounted heater, spotlights, door into the store room.



### STORE ROOM

3'10" x 4'4" [1.18m x 1.33m]

Frosted UPVC double glazed window to the side.

### OUTSIDE

To the front of the property there is first come first serve on street parking, an attractive lawned front garden with central paved steps leading to the front entrance door. To the rear of the property there is a timber gate providing access into the enclosed rear garden with a paved patio area and a timber decked patio area with solid stone walls and timber fencing surrounding making it completely enclosed.



### COUNCIL TAX BAND

The council tax band for this property is A.

### 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.

### EPC RATING

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

### VIEWINGS

To view please contact our Wakefield office and they will be pleased to arrange a suitable appointment.