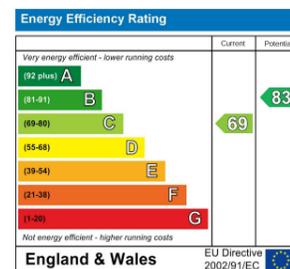
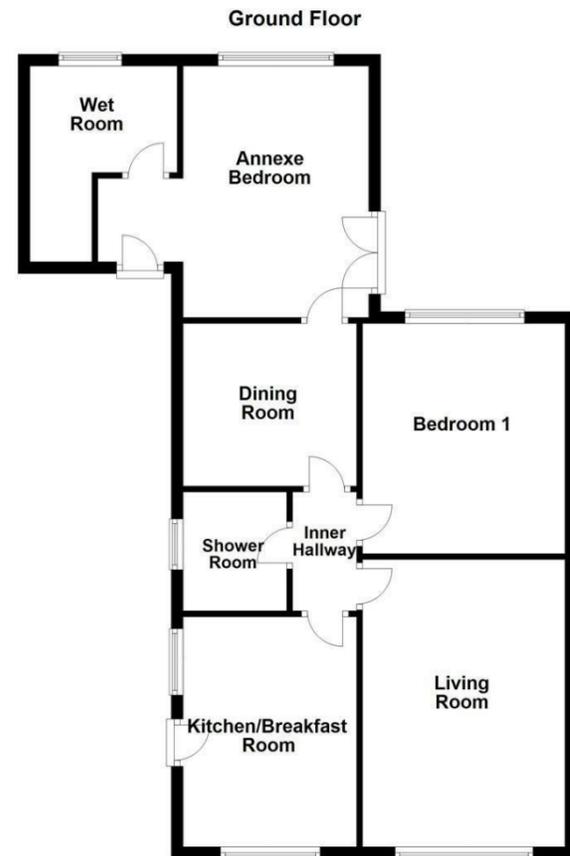




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**IMPORTANT NOTE TO PURCHASERS**

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\*

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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.



**1 Furness Avenue, Wrenthorpe, Wakefield, WF2 0NJ**

**For Sale Freehold £280,000**

Superbly appointed throughout with the huge benefit of annexe extension to the rear is this spacious two bedroom semi detached bungalow benefitting from Infra Red CCTV system, video intercom in the kitchen, eco windows and doors in extension 1m wide for disabled access.

The property fully comprises of kitchen/breakfast room, inner hallway, living room, bedroom one, dining room, shower room/w.c., annexe bedroom with separate annexe entrance and modern wet room/w.c. Outside to the front there is a lawned garden with plants and shrubs bordering with a block paved driveway providing off street parking with gated access. To the rear there is an attractive low maintenance garden and Indian stone patio with plants, trees and shrubs bordering. In addition there is also a greenhouse and timber framed shed.

Situated in this sought after part of Wrenthorpe, the property is well placed to local amenities including shops and schools with local bus routes nearby and having good access to the motorway network.

A fantastic opportunity for the working couple or those looking to downsize and an early viewing comes highly recommended to fully appreciate the accommodation on offer and to avoid disappointment.



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## ACCOMMODATION

### KITCHEN/BREAKFAST ROOM

12'9" x 9'8" [3.89m x 2.97m]

UPVC side entrance hall into modern fitted kitchen/breakfast room. Plumbing for a washing machine, space for a slimline dishwasher, 1 1/2 stainless steel sink and drainer with mixer taps, integrated AEG double oven and grill. AEG four ring electric hob with pull out filter hood above, tiled splash backs on the walls, integrated fridge and freezer, herringbone effect lino flooring, UPVC double glazed windows to the side and front. Radiator, recess LED spotlights, coving to the ceiling and combination boiler is housed here. Door to inner hallway.

### INNER HALLWAY

Loft access with drop down ladder, radiator, coving to the ceiling, doors to living room, bedroom, dining room, shower room and annex extension.

### LIVING ROOM

16'0" x 11'4" [4.88m x 3.47m]

Coving to the ceiling, dado rail, radiator, UPVC double glazed window to the front, remote controlled electric fire and feature French full limestone surround.

### BEDROOM ONE

12'9" x 11'4" [3.89m x 3.47m]

Quality fitted wardrobes to three sides of the wall incorporating dressing table area, fitted bedside cabinets and corner shelving. UPVC double glazed window to the rear and radiator.

### SHOWER ROOM/W.C.

6'5" x 5'6" [1.96m x 1.68m]

Concealed low flush w.c., wash basin with vanity cupboards, corner shower cubicle with mixer shower, rain water head and separate attachment. Part metro tiled walls, fully tiled floor, heated towel radiator, recess LED spotlights and UPVC double glazed frosted window to the side.

### DINING ROOM

9'1" x 9'10" [2.78m x 3.01m]

Fitted storage to one side of the wall, wardrobe space, coving to the ceiling and radiator.

### ANNEXE BEDROOM

14'0" x 10'2" [4.28m x 3.10m]

Door into the wet room, UPVC double glazed window to the rear, French doors to the side and radiator. Squared archway into separate entrance area with UPVC door to the front.

### WET ROOM/W.C.

8'0" x 5'10" [min] x 10'0" [max] [2.46m x 1.78m [min] x 3.05m [max]]

Mixer shower, fully tiled walls and floor, wash basin, w.c., recess ceiling spotlights, UPVC double glazed frosted window to the rear and heated chrome towel radiator.

### OUTSIDE

Lawned garden to the front with plants and shrubs bordering with block paved driveway to the side with secure gated access providing off street parking. To the rear is a low maintenance feature Indian stone terrace patio, ideal for al fresco dining and entertaining with plants and shrubs bordering incorporating greenhouse and timber framed shed. Outside electric points fitted to the front and rear, outside tap and outside lights to the rear.

### 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 Ossett 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.