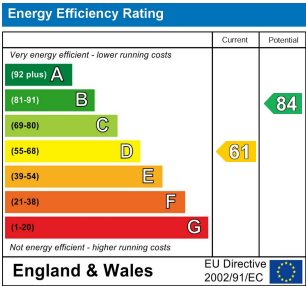


IMPORTANT NOTE TO PURCHASERS
 We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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



1 Greenfield Mount, Wrenthorpe, Wakefield, WF2 0TJ

For Sale Freehold £280,000

Refurbished to a lovely standard, a three bedroomed detached family house situated on a well proportioned plot, in this highly regarded residential area.

With a gas fired central heating system and sealed unit double glazed windows, this comfortable and attractive detached family home is approached via a welcoming entrance hall that leads through into a good sized living room overlooking the front of the house. Spanning the rear of the property is a dining kitchen that has been re-fitted to an excellent standard with a contemporary style range of units. Sliding French doors then lead through into a conservatory taking full advantage of the views over the back garden. To the first floor there are two double bedrooms plus a further well proportioned single bedroom, all served by a bathroom re-fitted with a modern white and chrome three piece suite. Outside, there is a large garden to the front with a good degree of privacy and a decked sitting area, as well as driveway parking leading up to the oversized single garage. To the rear of the house there is a further patio sitting area with steps up to a low maintenance garden and a further patio sitting area, as well as a useful wooden shed.

The property is situated in this popular residential neighbourhood with a good range of local shop, schools and recreational facilities. A broad range of amenities are available in the nearby city centre of Wakefield which has its own mainline railway station and ready access to the national motorway network.



ACCOMMODATION

RECEPTION HALL

UPVC front entrance door and stairs to the first floor.

LIVING ROOM

15'1" x 10'5" [4.6m x 3.2m]

Bay window to the front, two central heating radiators and a recess, ideal for a television. Connecting door through to the dining kitchen.



DINING KITCHEN

15'1" x 10'9" [4.6m x 3.3m]

A large room spanning the rear of this house and fitted with a good range of contemporary style grey fronted wall and base units with white laminate work surfaces and brick set tiled splash backs. Inset ceramic sink unit, four ring ceramic hob with stainless steel filter hood over. Built in oven and grill, integrated fridge/freezer, matching cupboards housing space and plumbing for a washing machine and tumble dryer. Central heating radiator, useful understairs store and

windows to the side and rear. External door to the rear and sliding French doors through to the conservatory

CONSERVATORY

8'10" x 8'6" [2.7m x 2.6m]

Double French doors to the side and central heating radiator.



FIRST FLOOR LANDING

Window to the side, loft access point and built in upstairs linen cupboard.

BEDROOM ONE

14'5" x 8'6" [4.4m x 2.6m]

Window to the front, central heating radiator and provision for a wall mounted television.



BEDROOM TWO

11'5" x 8'6" [3.5m x 2.6m]

Window overlooking the back garden and central heating radiator.



BEDROOM THREE

9'10" x 6'2" [3.0m x 1.9m]

A well proportioned third bedroom with a window to the front and central heating radiator.



BATHROOM/W.C.

6'6" x 6'2" [2.0m x 1.9m]

Fitted to a good standard with a three piece white and chrome suite comprising P-shaped shower bath with twin head shower over glazed screen, vanity wash basin with cupboards under and low suite w.c. with concealed cistern. Frosted window to the rear, tiled walls and chrome ladder style heated towel rail.



OUTSIDE

To the front the property has a particularly large front garden laid mainly to lawn with ample driveway parking leading up to a composite decked sitting area in front of the house. The front garden enjoys a good degree of privacy with tall boundary hedges. The driveway passes the side of the house round to the rear where there is an oversized single garage with an up and over door to the front. To the rear of the conservatory there is a patio sitting area with steps up to a further garden area with artificial lawn, pebbled area for low maintenance, specimen tree and further paved sitting area, as well as a wooden storage shed.



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.