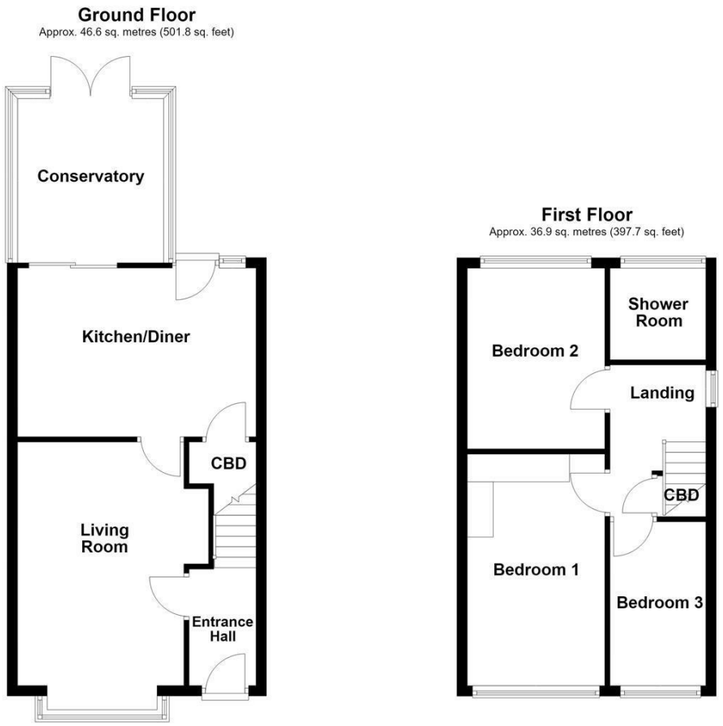


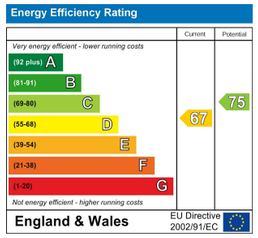
Total area: approx. 83.6 sq. metres (899.5 sq. feet)

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.

Richard Kendall Estate Agent

WAKEFIELD 01924 291 294 | OSSETT 01924 266 555 | HORBURY 01924 260 022
NORMANTON 01924 899 870 | PONTEFRACT & CASTLEFORD 01977 798 844



10 Greenfield Close, Wrenthorpe, Wakefield, WF2 0TW

For Sale Freehold Asking Price £289,950

A superb opportunity to purchase this well presented three bedroom detached home, situated in a popular cul-de-sac location and approached by a double paved driveway alongside an attractive lawned front garden with planted borders.

The accommodation briefly comprises an entrance hall leading into a spacious living room with feature fireplace. A door provides access to the modern fitted kitchen breakfast room, which benefits from integrated appliances, granite work surfaces and a breakfast bar providing seating for up to six people. Sliding patio doors lead through to the conservatory, which overlooks the rear garden and completes the ground floor accommodation. To the first floor are three good sized bedrooms and a modern three piece house shower room. Bedroom one also benefits from fitted wardrobes and fitted drawer storage. Externally, to the front of the property is a double driveway providing off road parking. Double wrought iron gates open onto a paved driveway which continues to the rear, where there is an additional concrete parking area in front of a detached single garage. The garage is approximately one and a half tandem in width and benefits from a manual up and over door, separate timber access door, power, lighting and a UPVC double glazed window to the side. The rear garden incorporates a paved patio area, ideal for outdoor dining and entertaining, together with a low maintenance pebbled garden and planted borders. The garden is fully enclosed by timber fencing to three sides.

The property is conveniently situated within walking distance of local amenities and schools, with regular bus services providing access to Wakefield city centre. The M1 motorway network is also only a short drive away, making the property particularly convenient for those travelling further afield.

Only a full internal inspection will truly reveal everything this quality home has to offer. An early viewing is highly recommended.



ACCOMMODATION

ENTRANCE HALL
UPVC double glazed front entrance door leading into the entrance hall. Central heating radiator, coving to the ceiling, ceiling rose, staircase leading to the first floor landing and door providing access to the living room.

LIVING ROOM
15'4" x 12'0" (max) x 10'6" (min) (4.69m x 3.68m (max) x 3.22m (min))
Feature electric fire set on a marble hearth with matching decorative surround, central heating radiator and box bay UPVC double glazed window overlooking the front aspect. Coving to the ceiling, mahogany effect laminate flooring and door providing access to the modern kitchen breakfast room.



KITCHEN DINING ROOM
10'7" x 15'0" (3.25m x 4.58m)
Fitted with a range of high gloss wall and base units with granite work surfaces over and matching granite upstands. Granite dining table with storage underneath, four dining chairs and a bench. Integrated oven and grill with integrated microwave above, 1.5 sink and drainer with chrome swan neck mixer tap, four ring induction hob with curved glass extractor hood above, display cabinets with glass shelving, integrated 70/30 fridge freezer, integrated washing machine, integrated dishwasher and useful L-shaped understairs storage cupboard. Inset spotlights to the ceiling, under cabinet lighting and additional downlighting to the display cabinets. Central heating radiator, tiled flooring, low hanging light over the breakfast bar, UPVC double glazed window overlooking the rear garden, stable door to the rear garden which can be open or tilted and a UPVC double glazed sliding patio doors leading into the conservatory.

CONSERVATORY
10'4" x 9'2" (3.17m x 2.80m)
Laminate flooring, power and lighting, UPVC double glazed windows to three sides and a set of UPVC double glazed French doors leading out to the rear garden.



FIRST FLOOR LANDING
Ceiling rose, coving to the ceiling, UPVC double glazed window overlooking the side elevation and loft access. Five doors provide access to three bedrooms, the modern shower room and an over stairs storage cupboard housing the combination condensing boiler.

BEDROOM ONE
8'8" x 12'9" (2.65m x 3.89m)
Extensive range of fitted bedroom furniture arranged in an L-shape across two walls, including fitted wardrobes and bedside drawers. Coving to the ceiling, ceiling rose, UPVC double glazed window overlooking the front elevation and central heating radiator.



BEDROOM TWO
8'8" x 11'5" (2.65m x 3.48m)
UPVC double glazed window overlooking the rear elevation, central heating radiator, coving to the ceiling and laminate flooring.



BEDROOM THREE
10'3" x 6'0" (3.14m x 1.85m)
Laminate flooring, central heating radiator, coving to the ceiling and UPVC double glazed window overlooking the front elevation.



SHOWER ROOM
7'0" x 6'1" (2.15m x 1.86m)
Fitted with a modern three piece suite comprising low flush W.C. with concealed cistern, wash basin with swan neck mixer tap set within a tiled work surface and curved corner shower enclosure with glazed glass doors and electric shower. Fully tiled walls within the shower enclosure, fully tiled floor, tiled upstands and chrome ladder style radiator.



DETACHED GARAGE
17'9" x 10'1" (5.43m x 3.08m)
Approximately one and a half tandem in size, with manual up and over door to the front, separate timber side access door, outside sensor light, power and lighting and UPVC double glazed window to the side.

OUTSIDE
To the front of the property is a paved double driveway providing off road parking, together with low maintenance pebbled areas and an attractive lawned garden with planted borders and a mature tree. Double wrought iron gates to the side open onto a further paved driveway, providing additional off road parking with low maintenance pebbled borders to either side. This continues to a concrete parking area in front of the detached garage. To the rear, a paved patio area sits directly outside the conservatory, with steps leading up to a low maintenance pebbled garden with planted borders. The rear garden is fully enclosed by timber fencing to three sides and also benefits from an external water connection.





WHY SHOULD YOU LIVE HERE?
What our vendor says about their property:
"We have lived in this lovely home for 38 years. We have brought two children up and looked after our two grandchildren as well. It has always been a family home. We have loved living here, the street and the area of Wrenthorpe is such a great community to live in and has lots of amenities including the lovely park with areas for children to play safely. Really good schools and outside of school activities. The area is quiet and peaceful. After a lot of thought and consideration we have decided to downsize and look for a small bungalow, hopefully in the village of Wrenthorpe."

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.

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.