

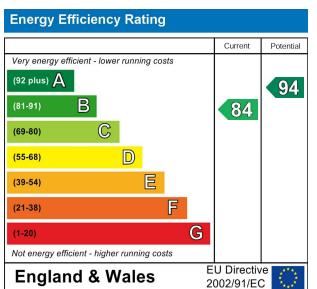
**IMPORTANT NOTE TO PURCHASERS**  
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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



## 2 Wren Green Close, Wrenthorpe, Wakefield, WF2 0FX

**For Sale Freehold £300,000**

A fantastic opportunity to purchase this three bedroom, three storey semi detached house, situated on a modern and attractive development. The property offers spacious and versatile accommodation arranged over three levels and benefits from ample off road parking and a landscaped rear garden.

The ground floor comprises a spacious living room with French doors opening onto the rear garden, along with a modern fitted kitchen/breakfast diner featuring a breakfast bar and integrated appliances. A downstairs WC completes the ground floor accommodation. To the first floor landing there are two bedrooms, one being a double whilst the other is a single and a contemporary three piece house bathroom. A further staircase leads to the second floor, which is dedicated to the principal bedroom, boasting dual aspect windows to the front and rear and access to a modern en suite shower room. Externally, the property enjoys a planted front garden with a paved pathway leading to a covered porch with motion sensor lighting. A tarmac driveway to the side provides off road parking for up to three vehicles, with a timber gate offering access to the rear garden. The fully enclosed rear garden features two Indian stone paved patio areas, an attractive lawn with planted borders, wiring available for outside lighting to three sides, all enclosed by timber fencing.

The property is well presented throughout and conveniently located close to local amenities, schools, and transport links, including easy access to the M1 and M62 motorways. Regular bus services run to and from Wakefield city centre, making this an ideal home for commuters.

An internal inspection is highly recommended to fully appreciate the quality and space on offer.



#### ACCOMMODATION

##### ENTRANCE HALL

The front entrance door leads into the entrance hall, which benefits from a central heating radiator and a staircase with handrail rising to the first floor landing. There are two doors, one providing access to the consumer unit and the other leading into the modern fitted kitchen diner.

##### KITCHEN/DINER

17'3" x 13'10" [max] x 10'5" [min] [5.26m x 4.23m [max] x 3.20m [min]]  
UPVC double glazed window overlooks the front, and the combi central heating boiler is housed within a cupboard. A range of wall and base units with laminate worktops and tiled splashbacks. There is a 1½ stainless steel sink and drainer with mixer tap, an AEG integrated oven and grill, four ring gas hob with cooker hood over, and downlights built into the wall cupboards. Integrated AEG appliances include a washing machine and full size dishwasher, whilst the fridge/freezer is Zanussi. A breakfast bar provides seating for three, along with a central heating radiator. Doors lead to the downstairs WC and the rear living room.

##### DOWNSTAIRS W.C.

5'4" x 3'1" [1.63m x 0.94m]

Comprising a low flush WC, pedestal wash hand basin with mixer tap, tiled splashback, central heating radiator, and ceiling extractor fan.

##### LIVING ROOM

11'4" x 13'10" [3.47m x 4.24m]

UPVC double glazed French doors opening onto the landscaped rear garden, UPVC double glazed panel windows to either side of the doors, a central heating radiator and a programmable thermostat controlling zoned heating to the first two floors.



##### FIRST FLOOR LANDING

UPVC double glazed window to the side and a central heating radiator. Doors provide access to two bedrooms, the house bathroom, and the staircase leading to the principal bedroom.

##### BATHROOM

7'1" x 6'2" [2.17m x 1.90m]

Fitted with a three piece suite comprising a panelled bath with glass shower screen, mixer tap, and separate shower over. There is a wall mounted wash hand basin with mixer tap, low flush WC, half tiled walls, fully tiled bath area, central heating radiator, and ceiling extractor fan.



##### BEDROOM TWO

11'5" x 13'11" [max] x 10'9" [min] [3.50m x 4.25m [max] x 3.29m [min]]  
UPVC double glazed window overlooking the rear and a central heating radiator.



##### BEDROOM THREE

7'2" x 10'9" [2.19m x 3.29m]  
UPVC double glazed window to the front and a central heating radiator.

##### SECOND FLOOR LANDING

Accessed via a door from the landing, with a UPVC double glazed window to the front, a central heating radiator and a staircase with handrail leading to the second floor.

##### BEDROOM ONE

21'8" x 13'10" [max] x 8'11" [min] [6.61m x 4.24m [max] x 2.72m [min]]  
UPVC double glazed window to the front, central heating radiator, UPVC double glazed Velux style window with built-in blind to the rear, door to the en suite shower room.



##### EN SUITE SHOWER ROOM

4'8" x 8'9" [1.44m x 2.67m]

UPVC double glazed Velux style window to the rear, chrome heated towel radiator, and a ceiling extractor fan. Comprising a three piece suite including a large shower cubicle with glass sliding door and electric shower, fully tiled shower enclosure, half tiled walls, low flush WC, wall-mounted wash hand basin with mixer tap.



##### OUTSIDE

To the front is a planted garden with a paved pathway leading to the covered porch and front door, along with an outside light. A tarmac driveway to the side provides off road parking for three vehicles, with an additional outside light and a timber gate giving access to the rear garden. To the rear of the property is a fully enclosed landscaped rear garden featuring an Indian stone paved patio area ideal for entertaining, with a wiring for an outside light and water point. There is a well maintained lawn with planted borders to two sides, and railway sleeper steps leading to a second Indian stone patio area with two double external power sockets, perfect for al fresco dining.



##### 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.