



WAKEFIELD
01924 291 294

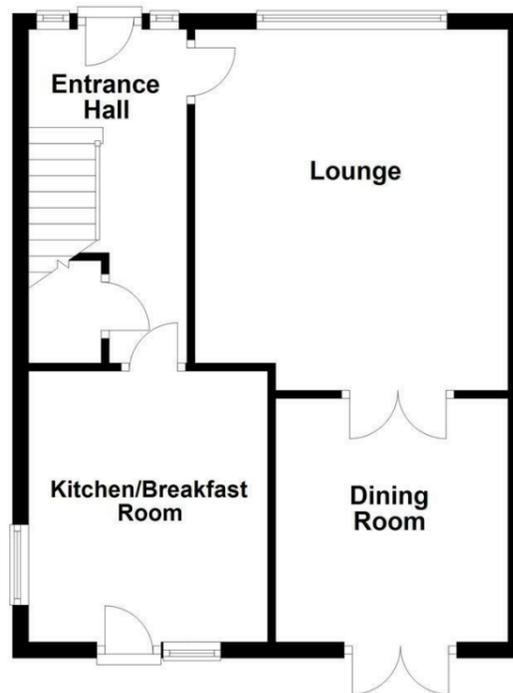
OSSETT
01924 266 555

HORBURY
01924 260 022

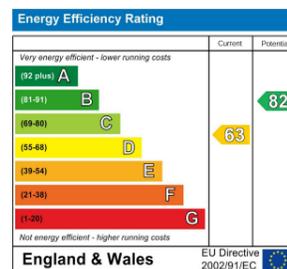
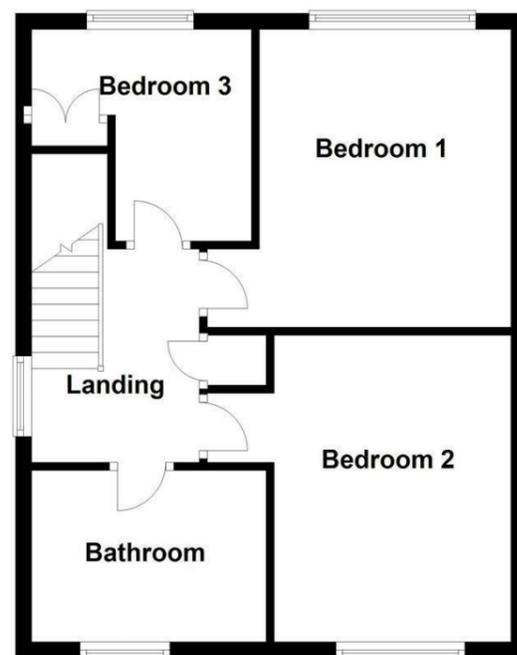
NORMANTON
01924 899 870

PONTEFRACT & CASTLEFORD
01977 798 844

Ground Floor



First Floor



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.



69 Westways, Wrenthorpe, Wakefield, WF2 0TH

For Sale Freehold £350,000

Well appointed throughout is this spacious and attractive three bedroom detached family home benefitting from UPVC double glazing and gas central heating.

The property fully comprises entrance hall, kitchen/breakfast room, spacious lounge, separate dining room. Stairs to the first floor lead to three bedrooms (two of which are doubles) and the main house bathroom/w.c. Outside patterned concrete garden to the front and driveway to the side providing off street parking for three/four vehicles leading to the brick built garage with electric door. To the rear, an attractive low maintenance artificial lawned garden with Indian stone flagged patio and further raised composite decking and patio area. In addition there is also a timber framed bar with light and power and two additional timber framed outbuildings, ideal for a variety of purposes.

Situated in a popular part of Wrenthorpe the property is well placed to local amenities including shops and schools with local bus routes nearby and good access to the motorway network.

A fantastic home, ideal for the growing family and deserves an early viewing to fully appreciate the accommodation on offer and to avoid disappointment.



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ACCOMMODATION

ENTRANCE HALL

Composite entrance door with frosted window panels, stairs to the first floor landing, doors to the lounge and kitchen/breakfast room. Radiator, coving to the ceiling, fully tiled floor, recess ceiling spotlights and door to understairs storage housing the boiler.

KITCHEN/BREAKFAST ROOM

10'10" x 9'9" [3.31m x 2.99m]

Range of modern fitted wall and base units with work surface over incorporating 1 1/2 stainless steel sink and drainer with mixer tap, plumbing for a washing machine, space for a cooker with filter hood over, integrated fridge and serving hatching into the dining room. UPVC double glazed windows to the side and rear, UPVC rear door, coving to the ceiling and fully tiled floor.

LOUNGE

12'9" x 14'4" [3.91m x 4.37m]

Electric fire with marble back, hearth and marble surround, UPVC double glazed window to the front, radiator and coving to the ceiling. French doors into the dining room.



DINING ROOM

8'11" x 9'6" [2.74m x 2.90m]

Radiator, coving to the ceiling, serving hatch into the kitchen and UPVC double glazed French doors to the rear.



FIRST FLOOR LANDING

Loft access, UPVC double glazed window to the side, coving to the ceiling, recess ceiling spotlights, doors to the airing cupboard, three bedrooms and the bathroom.

BEDROOM ONE

9'8" x 13'3" plus walk in area 2'7" x 2'11" [2.97m x 4.04m plus walk in area 0.80m x 0.91m]

UPVC double glazed window to the front, radiator and fitted wardrobes to two sides of the walls, coving to the ceiling.



BEDROOM TWO

10'6" x 9'5" plus walk in area 2'9" x 3'3" [3.22m x 2.88m plus walk in area 0.84m x 1.0m]

UPVC double glazed window to the rear, radiator and coving to the ceiling.



BEDROOM THREE

7'8" x 5'9" [min] x 9'1" [max] [2.36m x 1.77m [min] x 2.78m [max]]

Fitted double wardrobe, UPVC double glazed window to the front, radiator and coving to the ceiling.

BATHROOM/W.C.

7'4" x 9'3" [2.25m x 2.84m]

Low flush w.c., pedestal wash basin, contemporary bath and shower cubicle with mixer shower. Fully tiled walls, tiled effect floor, heated chrome towel radiator, UPVC double glazed frosted window to the rear and recess ceiling spotlights.



OUTSIDE

To the front is a low maintenance patterned concrete garden and driveway which can provide off street parking for three vehicles leading down the side to the brick built garage. To the rear is an attractive artificial lawned garden incorporating Indian stone terrace patio and two timber framed outbuildings, which could be used for a variety of purposes and a composite raised decked and flagged area with canopy over, ideal for outdoor entertaining. French doors lead into the bar room.



GARAGE

17'5" x 9'6" [5.33m x 2.9m]

Electric door to the front, UPVC double glazed window to the side and rear, light and power.

BAR ROOM

6'1" [min] x 7'5" [max] x 12'8" [1.86m [min] x 2.27m [max] x 3.88m]

Light and power, French doors to the front and side.



COUNCIL TAX BAND

The council tax band for this property is D.

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.