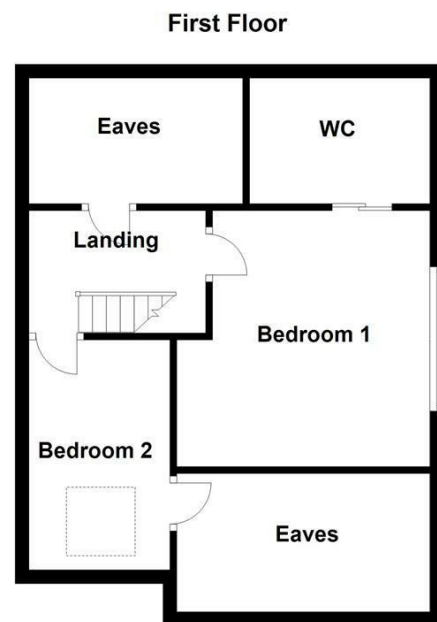
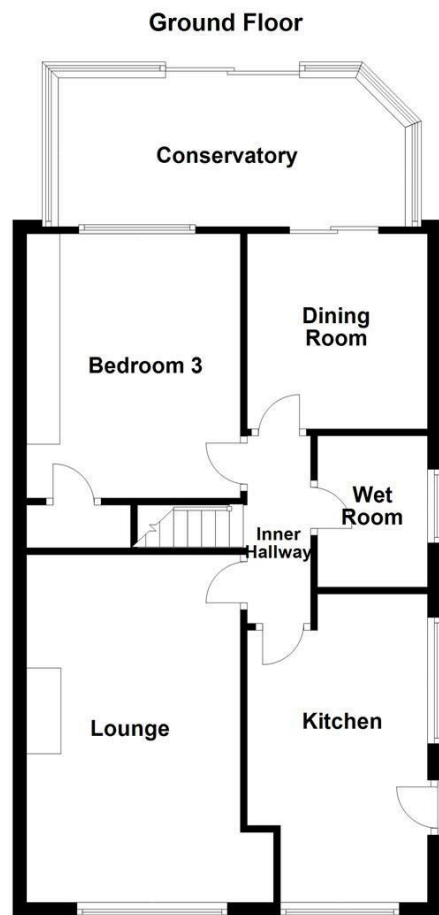


#### IMPORTANT NOTE TO PURCHASERS

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

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01924 266 555

HORBURY  
01924 260 022

NORMANTON  
01924 899 870

PONTEFRACT & CASTLEFORD  
01977 798 844



## 6 Imperial Avenue, Wrenthorpe, Wakefield, WF2 0LW

### For Sale Freehold £200,000

Enjoying a tucked away position is this three bedroom semi detached dormer bungalow enjoying spacious accommodation, ample off road parking and gardens to the front and rear.

With UPVC double glazing and gas central heating, the property fully comprises of the kitchen, spacious living room, wet room/w.c., dining room (potential to be used as a further bedroom), a double bedroom and large conservatory. To the first floor there are two further bedrooms (with bedroom one boasting en suite). Outside to the front is an attractive lawned garden with planted borders and driveway running down the side of the property to the single detached garage. To the rear is a low maintenance garden with timber decked patio.

The property is located within the sought after area of Wrenthorpe located close to local amenities such as schools and great access to the M1 motorway, perfect for the commuter looking to travel further afield.

Only a full internal inspection will reveal all that's on offer at this quality home and an early viewing comes highly recommended.



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#### ACCOMMODATION

##### KITCHEN

14'9" x 10'8" [max] x 8'7" [min] [4.5m x 3.26m [max] x 2.62m [min]]  
Composite side entrance door. Range of wall and base with laminate work surface over and tiled splash back. Space and plumbing for a washing machine, space for a dishwasher, 1 1/2 sink and drainer with mixer tap, four ring gas hob, space for a fridge/freezer. UPVC double glazed windows to the side and front, wall mounted combi condensing boiler and central heating radiator. Door leading into the hallway.

##### HALLWAY

Central heating radiator, staircase to the first floor landing and doors to the kitchen, lounge, dining room, a bedroom and wet room.

##### BEDROOM THREE

10'5" x 12'10" [3.19m x 3.92m]  
UPVC double glazed window looking through to the conservatory, fitted wardrobes with sliding doors, central heating radiator. Door to storage cupboard with fitted shelving.

##### DINING ROOM

8'7" x 9'2" [2.63m x 2.80m]  
Aluminium double glazed sliding patio doors to the conservatory, central heating radiator and coving to the ceiling.

##### CONSERVATORY

16'7" x 7'1" [max] x 4'9" [min] [5.06m x 2.17m [max] x 1.45m [min]]  
Timber double glazed windows, aluminium patio doors leading to the garden and wall mounted electric heater.

##### WET ROOM/W.C.

8'1" x 5'5" [2.48m x 1.67m]  
Three piece suite comprising electric shower, low flush w.c. and wash basin with mixer tap. Fully tiled walls, wet room style floor, central heating radiator, extractor fan and UPVC double glazed frosted window to the side.



##### LOUNGE

16'6" x 10'5" [min] x 11'7" [max] [5.04m x 3.18m [min] x 3.55m [max]]  
Space for an electric fire, coving to the ceiling, UPVC double glazed window to the front and central heating radiator.



##### FIRST FLOOR LANDING

Doors to two bedrooms and eaves storage.

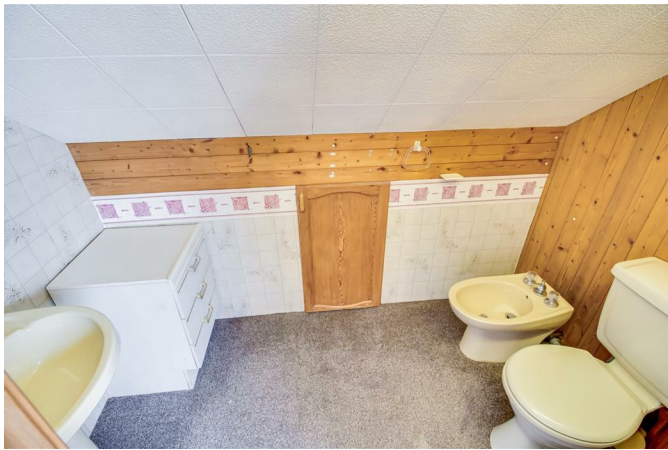
##### BEDROOM ONE

12'1" x 10'7" [3.70m x 3.24m]  
Built in double wardrobe, central heating radiator, UPVC double glazed window to the side and folding door to the en suite.



##### EN SUITE/W.C.

7'9" x 4'5" [2.38m x 1.35m]  
Three piece suite comprising low flush w.c., wash basin and bidet. Extractor fan.



##### BEDROOM TWO

6'7" x 11'0" [2.03m x 3.36m]  
Loft access, central heating radiator, built in desk area and timber

double glazed velux window. Door to eaves storage, which provides ample space.



##### OUTSIDE

To the front is a resin driveway providing off road parking with cast iron gate and attractive lawned garden. To the rear is a timber decked patio with raised planted border and paved pathway.



##### GARAGE

14'10" x 9'4" [min] x 13'1" [max] [4.53m x 2.85m [min] x 3.99m [max]]  
Manual up and over to the front, base units with work surface over, space for white good, timber single glazed window and door to the side. Power and light.

##### 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.