Richard Kendall Estate Agent

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NORMANTON 01924 899 870 | PONTEFRACT & CASTLEFORD 01977 798 844

# 46a Westways, Wrenthorpe, Wakefield, WF2 0TH

## For Sale Freehold £325,000

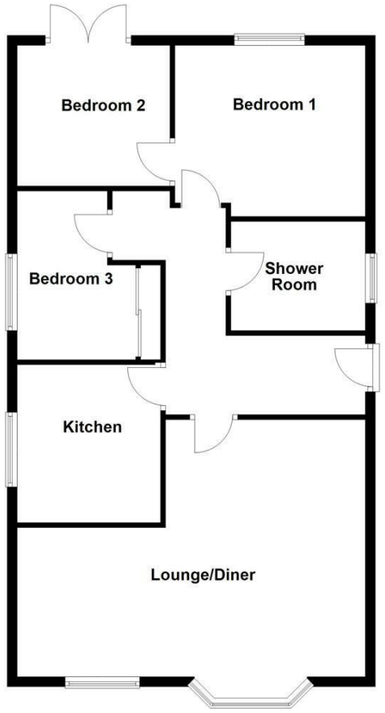
This beautifully proportioned three bedroom detached bungalow is located in the highly sought after village of Wrenthorpe, offering a wealth of local amenities and excellent access to the M62 and M1 motorway networks, ideal for those who commute.

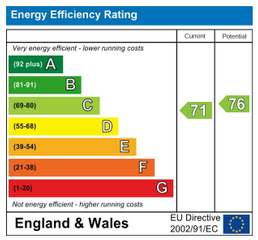
The accommodation briefly comprises of an inviting entrance hall, a spacious open plan lounge and dining area, a modern fitted kitchen, three well appointed bedrooms, and a contemporary house shower room. To the front, the property boasts a mature garden and gated driveway offering ample off street parking, leading to a brick built detached garage. The enclosed rear garden is well presented, with a paved patio, raised seating area, lawn, and a variety of mature shrubs and planted beds, all bordered by fencing.

A viewing comes highly recommended to avoid any disappointment.



Ground 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.

## ACCOMMODATION

### ENTRANCE HALL
A composite glazed entrance door into the entrance hall, central heating radiator, coving to the ceiling, loft hatch access. Doors to the lounge, kitchen, three bedrooms and the shower room.

### LOUNGE/DINER
17'1" x 22'4" (5.23m x 6.83m)
Two UPVC double glazed windows to the front, three central heating radiators, a feature fireplace with timber mantle and inset gas fire, coving to the ceiling, and a feature window hatch through to the kitchen.

### KITCHEN
9'4" x 9'1" (2.87m x 2.78m)
UPVC double glazed window to the side, tiled splashback, central heating radiator. Fitted with a modern range of wall and base units, quartz worktops incorporating a stainless steel sink and drainer unit with swan neck mixer tap, integrated electric double oven with four ring gas hob and extractor hood above. There is also a range of integrated appliances including a 70/30 fridge freezer and full size dishwasher, with space and plumbing for an under counter washing machine. A cupboard houses the central heating boiler.

### BEDROOM ONE
10'6" x 12'5" (3.22m x 3.81m)
UPVC double glazed window to the rear, central heating radiator.

### BEDROOM TWO
9'6" x 9'4" (2.91m x 2.85m)
UPVC double glazed patio doors to the rear garden, central hating radiator.

### BEDROOM THREE
9'0" x 7'6" (max) (2.75m x 2.29m (max) )
UPVC double glazed window to the side, central heating radiator, fitted wardrobes.

### SHOWER ROOM
8'11" x 7'4" (2.74m x 2.24m)
Frosted UPVC double glazed window to the side, chrome heated towel rail, central heating radiator, extractor fan, full tiling. Fitted with a four piece suite comprising a large walk in shower with dual head mains shower over, low flush W.C., vanity unit with wash hand basin, and bidet.

### OUTSIDE
To the front of the property is a mature and attractive garden with a gated driveway to the side providing generous off street parking, leading to a brick built detached garage. To the rear of the property is an enclosed and well presented garden, featuring a paved patio, steps leading up to a further seating area, lawn, and a variety of mature shrubs and planted beds with fenced boundaries.

### COUNCIL TAX BAND
The council tax band for this property is D.

### FLOOR PLAN
This floor plan is intended as a rough guide only and is not to be intended as an exact representation and should not be scaled. We cannot confirm the accuracy of the measurements or details of this floor plan.

### 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.