



WAKEFIELD
01924 291 294

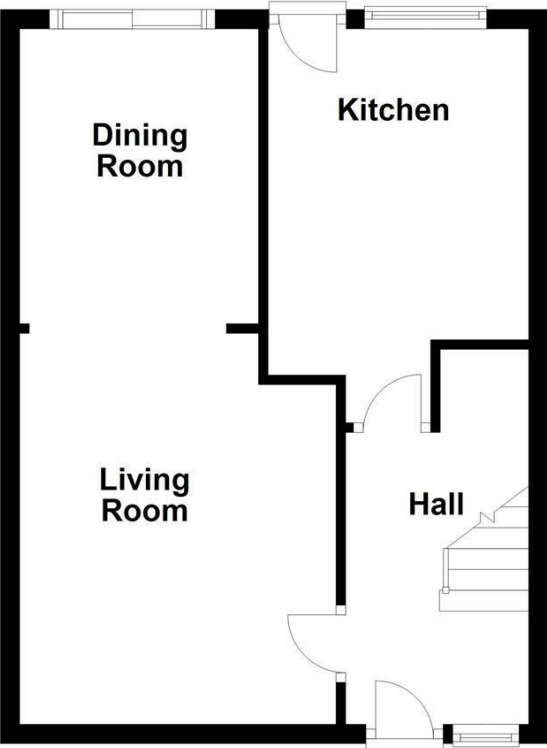
OSSETT
01924 266 555

HORBURY
01924 260 022

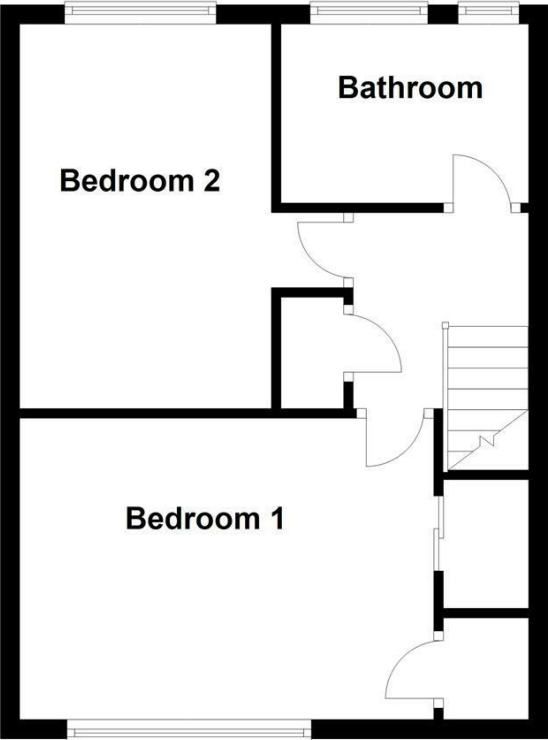
NORMANTON
01924 899 870

PONTEFRACT & CASTLEFORD
01977 798 844

Ground Floor



First Floor

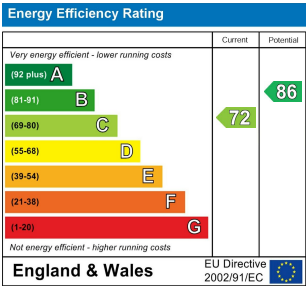


IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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



12 Valley Crescent, Wrenthorpe, Wakefield, WF2 0JA
For Sale Freehold £210,000

This well presented three bedroom town house is conveniently situated within the popular area of Wrenthorpe with a small range of amenities yet within a short drive to Wakefield city centre and with good transport links on hand including the M62 and M1 motorway networks for those wishing to commute.

The accommodation is set over two floor, the ground floor briefly comprises entrance hall, lounge, dining room and modern kitchen. To the first floor are three bedrooms and the stylish house bathroom/w.c. Externally the property benefits from low maintenance front and rear gardens.

The property is ready to move into and would make the perfect starter home as well as appealing to young families as well as those downsizing and investors alike.



ACCOMMODATION

ENTRANCE HALLWAY

Front facing composite glazed entrance door with full length UPVC double glazed windows to either side. Staircase leading to the first floor landing, doors to the lounge and kitchen. Double central heating radiator, quality wood effect flooring.

LOUNGE

10'10" max x 13'4" max [3.31m max x 4.08m max]

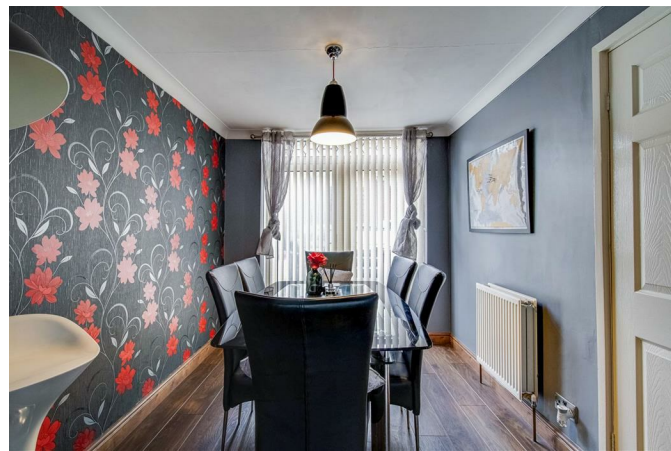
Front facing UPVC double glazed window, central heating radiator, television point, wood effect flooring, spotlights and coving to the ceiling. Open archway into the dining room.



DINING ROOM

8'0" x 9'11" [2.46m x 3.03m]

The continuation of the wood effect flooring, double central heating radiator, UPVC double glazed door leading to the rear garden, double central heating radiator. Door into the kitchen.



KITCHEN

9'0" x 12'6" max [2.76m x 3.82m max]

A stylish range of wall and base units with complimentary laminate work surface over incorporating a composite 1 1/2 bowl sink and drainer, electric double oven with four ring gas hob,

stainless steel extractor hood and splashback over, space for a freestanding larder style fridge freezer, tiled splashbacks, coving to the ceiling, tiled flooring, double central heating radiator, UPVC double glazed door and UPVC double glazed window to the rear.

FIRST FLOOR LANDING

Doors to three bedrooms and the house bathroom/w.c. Double central heating radiator and loft access.

BEDROOM ONE

13'2" max inc wardrobes x 11'2" max [4.03m max inc wardrobes x 3.42m max]

Rear facing UPVC double glazed window, range of built in wardrobes, double central heating radiator, spotlights and coving to the ceiling.



BEDROOM TWO

10'0" x 10'1" [3.07m x 3.09m]

Front facing UPVC double glazed window, double central heating radiator, coving to the ceiling.

BEDROOM THREE

6'7" x 6'10" [2.02m x 2.10m]

Front facing UPVC double glazed window, double central heating radiator, useful storage space over bulkhead, coving to the ceiling and spotlights.

BATHROOM/W.C.

8'6" x 5'5" [2.60m x 1.67m]

Recently fitted four piece bathroom suite with a stylish roll edge bath and freestanding stainless steel tap and shower attachment, vanity unit with wash hand basin and chrome mixer tap, low flush w.c. Corner shower unit with glazed screen door and mains fed dual shower head. Two rear facing UPVC double glazed windows, useful bathroom storage cabinets, spotlights to the ceiling.



OUTSIDE

To the front of the property there is a lawned garden with paved path leading to the entrance of the property, whilst to the rear there is a low maintenance enclosed garden with paved patio seating area. Useful outbuilding for storage. Steps lead to a higher level, which is artificially turfed and has a decked seating area. Fenced boundaries.



COUNCIL TAX BAND

The council tax band for this property is A

EPC RATING

To view the full Energy Performance Certificate please call into one of our local offices.

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.