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## 115 Wrenthorpe Road, Wrenthorpe, Wakefield, WF2 0JS

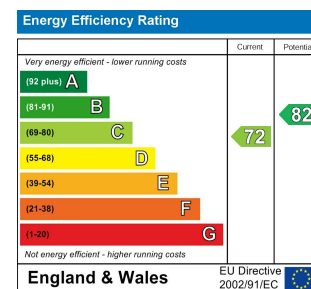
### For Sale Freehold Guide Price £245,000

A fantastic opportunity to acquire this three bedroom mid terraced home, finished to an exceptionally high standard throughout and offering beautifully presented, spacious accommodation.

The property features a stunning modern kitchen diner, complete with a breakfast bar, quartz work surfaces and integrated appliances, alongside ample dining space enhanced by solid oak flooring. There is also a generously sized living room with a feature fireplace, creating an ideal space for relaxation and entertaining. From the entrance hall, access is provided to the lower ground floor where a useful cellar with power can be found. To the first floor landing are three well proportioned double bedrooms, together with a contemporary four piece house bathroom. Externally, the property is approached via a cast iron gate leading along a paved pathway through the front buffer garden, which features a block-paved seating area with low-maintenance pebbled borders and is enclosed by brick-built walls. To the rear is a fully enclosed garden incorporating a large Indian stone paved patio/driveway area, with a timber swing gate providing access from the side road where a communal car park is located. The garden also benefits from an attractive lawn and an additional paved patio area to the corner, complete with a timber shed, all enclosed by timber fencing on three sides.

The property is ideally positioned within walking distance of local amenities and well-regarded schools, with regular bus routes to and from Wakefield city centre nearby. For those wishing to travel further afield, excellent motorway links are also within easy reach.

Early viewing is highly recommended to fully appreciate the quality and space this superb home has to offer.



#### 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.

#### 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,

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Please ring us to arrange a mortgage advice appointment.

\*your home may be repossessed if you do not keep up repayments on your mortgage



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## ACCOMMODATION

### PORCH

A composite front entrance door leads into the porch. The porch has a frosted side window, laminate flooring, and a door leading into the entrance hall.

### ENTRANCE HALL

The entrance hall features ornate coving to the ceiling, a dado rail, central heating radiator, and a staircase with handrail leading to the first floor landing. There is an opening into the living room and a door leading into the modern fitted kitchen diner.

### LIVING ROOM

The living room has a UPVC double glazed bay window overlooking the front aspect, ornate coving to the ceiling, a partial picture rail, and a central heating radiator. There is also a decorative fire set within a marble hearth and matching interior with a decorative wooden surround.



### KITCHEN DINER

13'10" x 18'4" [max] x 12'0" [min] [4.23m x 5.59m [max] x 3.68m [min]]

The kitchen diner features solid oak flooring and a central heating radiator, with spotlights to the ceiling. There is a range of wall and base units with quartz work surfaces and quartz upstands above. A central island provides a breakfast bar with seating for two and houses an integrated Neff twin oven and grill, along with a

separate four ring induction hob and Hotpoint extractor over. There are dial lights built into the wall cupboards and LED strip lighting beneath the countertops. The kitchen also benefits from plumbing and drainage for a washing machine, an integrated wine rack, and two UPVC double glazed windows overlooking the rear aspect. A composite door with a frosted UPVC double glazed panel above provides access outside. Additional integrated appliances include a full size dishwasher and an integrated fridge and freezer. A stainless steel sink with drainer is set into the work surface with a mixer tap and instant hot water tap. A door leads to stairs down to the lower ground floor, with fixed shelving and space for a dryer located at the top of the stairs.



### CELLAR ROOM

14'4" x 13'1" [4.37m x 4.0m]

Stairs lead down to the cellar rooms on the lower ground floor. The main cellar room has a polished concrete floor with power and lighting. There is a UPVC double glazed frosted window to the front aspect and space accommodating the boiler. A door provides access to an understairs storage cupboard, with a further door leading into an additional storage room with central lighting, offering very useful storage space.

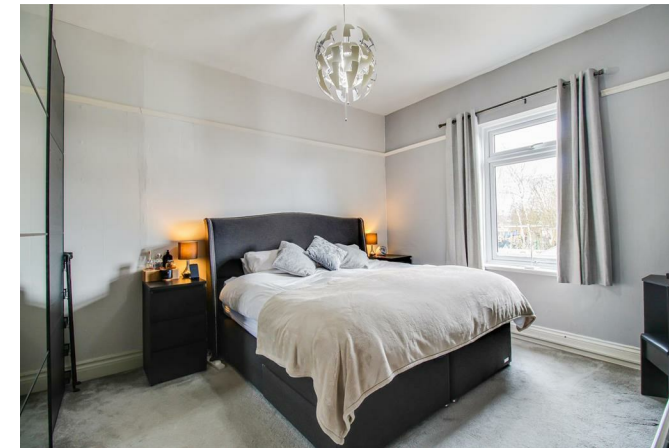
### FIRST FLOOR LANDING

The landing has five doors providing access to three bedrooms, the house bathroom, and a large storage cupboard. There is a central heating radiator, dado rail, and coving to the ceiling.

### BEDROOM ONE

13'11" x 12'3" [4.25m x 3.74m]

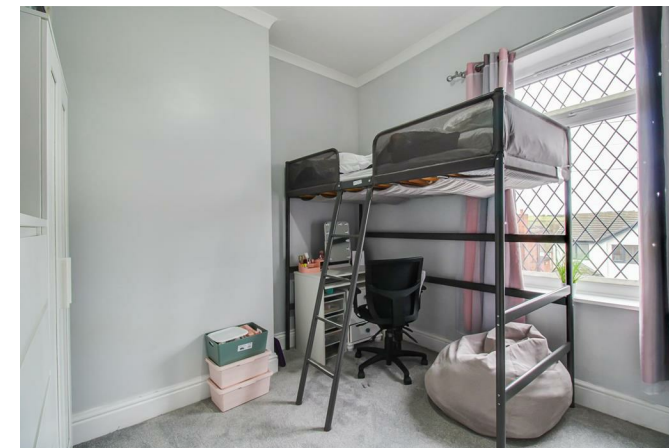
UPVC double glazed window overlooking the rear elevation, a central heating radiator, and a picture rail.



### BEDROOM TWO

9'8" x 10'0" [2.97m x 3.05m]

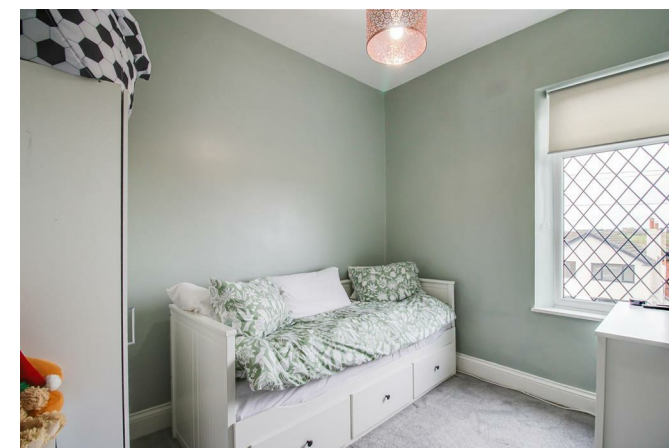
UPVC double glazed bay window overlooking the front elevation, a central heating radiator, and coving to the ceiling.



### BEDROOM THREE

9'11" x 8'5" [3.03m x 2.58m]

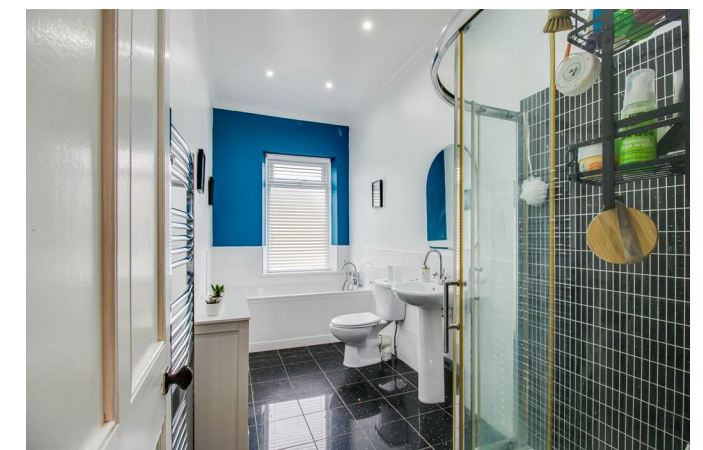
UPVC double glazed bay window overlooking the front elevation and a central heating radiator.



### BATHROOM

13'8" x 5'10" [4.17m x 1.79m]

The house bathroom comprises a four piece suite including a panelled bath with mixer tap and shower attachment, low flush WC, and pedestal wash basin with mixer tap. There is also a large corner shower cubicle with double glass doors and mixer shower within. The shower cubicle walls are fully tiled, and the bathroom features a fully tiled floor, coving to the ceiling, spotlights, a chrome heated towel radiator, and a UPVC double glazed frosted window to the rear elevation.



## OUTSIDE

To the front of the property there is a cast iron gate providing access to a paved pathway leading to the front door. There is a low maintenance block paved seating area with decorative pebble surround and solid brick built boundary walls. To the rear there is a large timber swing gate providing vehicle access from the side road, which also leads to a communal car park. The gate opens onto an Indian stone paved driveway providing off road parking and parking to the rear of the property. There is an outside sensor light and a hot and cold water connection on the rear wall of the property. Steps lead up to an attractive lawned garden with a further paved patio area in the corner and a timber shed. The garden is fully enclosed with fencing to all three sides.



## COUNCIL TAX BAND

The council tax band for this property is B.

## 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.