Richard Kendall Estate Agent

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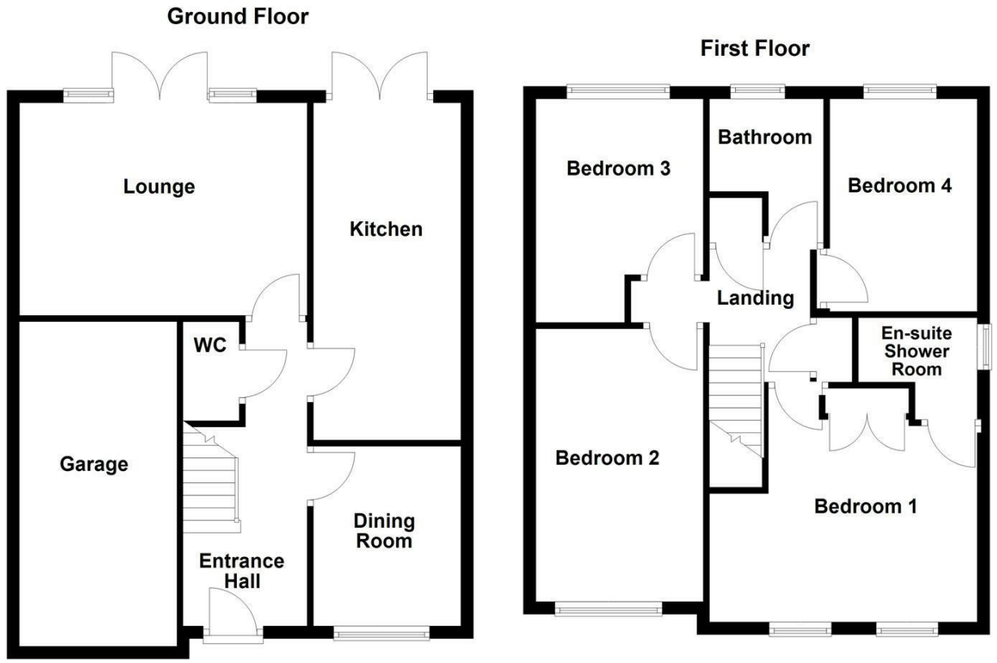


11 Wren Green Avenue, Wrenthorpe, Wakefield, WF2 0FY

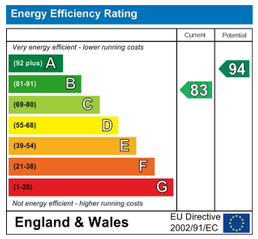
For Sale Freehold £395,000

Occupying a pleasant cul de sac position is this well presented four bedroom detached family home, benefitting from driveway parking, an attached garage and enclosed rear gardens.

The accommodation briefly comprises an entrance hall with access to a downstairs WC, spacious living room and a further reception room currently utilised as a dining room. The fitted kitchen completes the ground floor accommodation. To the first floor, the landing provides access to four bedrooms and the family bathroom, with the principal bedroom benefitting from en suite shower facilities. Externally, the property offers driveway parking to the front with space for two to three vehicles, leading to an attached garage ideal for storage. To the rear, there is a low maintenance enclosed garden incorporating patio seating areas and lawned sections, ideal for outdoor dining and entertaining.

The property is ideally located for a range of local amenities including shops, schools and transport links, whilst also offering excellent access to the motorway network for commuters travelling further afield.

Presented in ready to move into condition, this property would make a fantastic family home. An early viewing is highly recommended.



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
Accessed via a front entrance door, with central heating radiator, built in storage cupboard housing the fuse box and access to the sitting room/dining room, downstairs WC, kitchen and lounge.

SITTING/DINING ROOM
9'4" x 7'8" (2.86m x 2.36m)
UPVC double glazed window to the front elevation, central heating radiator and carpeted flooring with skirting boards.

W.C.
5'6" x 2'11" (1.69m x 0.89m)
Fitted with a two piece suite comprising low flush WC and wash hand basin with mixer tap and tiled splashback. Central heating radiator.

LOUNGE
15'1" x 11'2" (4.61m x 3.41m)
UPVC double glazed French doors leading out to the rear garden with adjoining side window panels, central heating radiator and carpeted flooring.

KITCHEN
17'9" x 7'9" (5.42m x 2.37m)
UPVC double glazed French doors leading out to the rear garden, central heating radiator and a modern fitted kitchen incorporating a range of wall and base units with laminate work surfaces. Integrated gas hob with stainless steel splashback and cooker hood, integrated double oven, integrated dishwasher, space for a washing machine and tumble dryer and inset sink and drainer unit with waterfall mixer tap. Spotlights to the ceiling and two built in storage cupboards.

FIRST FLOOR LANDING
Providing access to four bedrooms and the family bathroom.

BEDROOM ONE
14'4" x 13'5" (4.39m x 4.10m)
Two UPVC double glazed windows to the front elevation, central heating radiator, carpeted flooring with skirting boards, fitted wardrobes to two walls and access through to the en suite shower room.

EN SUITE SHOWER ROOM/W.C.
6'2" x 5'8" (1.90m x 1.74m)
Frosted UPVC double glazed window to the side elevation, fitted with a three piece suite comprising walk in shower cubicle with wall mounted shower, wash hand basin with mixer tap and low flush WC. Central heating radiator, full tiling within the shower cubicle and partial wall tiling.

BEDROOM TWO
14'4" x 8'7" (4.37m x 2.63m)
UPVC double glazed window to the front elevation, central heating radiator and carpeted flooring with skirting boards.

BEDROOM THREE
11'9" x 8'9" (3.59m x 2.67m)
UPVC double glazed window to the rear elevation, central heating radiator and carpeted flooring with skirting boards.

BEDROOM FOUR
11'1" x 7'9" (3.38m x 2.38m)
UPVC double glazed window to the rear elevation, central heating radiator and carpeted flooring with skirting boards.

BATHROOM/W.C.
7'7" x 6'2" (2.33m x 1.88m)
Frosted UPVC double glazed window to the rear elevation, fitted with a three piece suite comprising panel bath, wash hand basin with mixer tap and low flush WC. Partial wall tiling and central heating radiator.

OUTSIDE
To the front, there is an attached garage with up and over door, currently used for storage, along with a tarmac driveway providing off road parking for two vehicles. To the rear, the property benefits from an enclosed garden incorporating patio seating areas, space for a storage shed and low maintenance lawned sections.

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

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.