Richard Kendall Estate Agent

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161 Wrenthorpe Lane, Wrenthorpe, Wakefield, WF2 0PF

For Sale Freehold £390,000

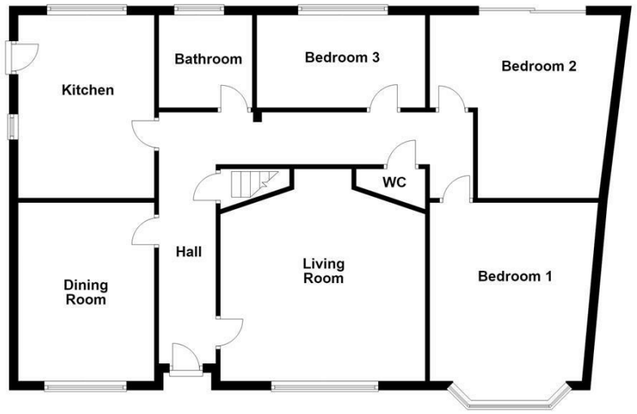
Enjoying an elevated position is this recently renovated detached true bungalow, providing spacious and versatile living accommodation with three bedrooms, two reception rooms and a storage loft. The property also benefits from a newly installed combination boiler, fitted in August 2026 and accompanied by a five year warranty.

The accommodation briefly comprises entrance hall, living room, dining room, kitchen, three bedrooms, newly refitted bathroom and WC. Ladder access leads to a spacious loft, perfect for extra storage or potential future expansion (subject to the necessary planning permissions and building regulations). Outside, to the front is a large tarmac driveway providing ample off road parking, together with an attractive lawned garden and mature hedging. The driveway continues beneath a carport to the detached garage. To the rear is an enclosed garden with a generous lawn, paved patio areas and low maintenance borders, together with a steel pergola providing an ideal space for outdoor dining and entertaining.

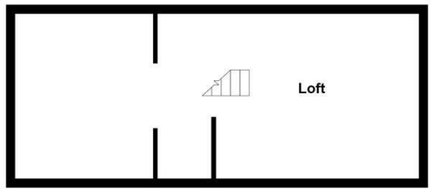
The property is located in a sought after area of Wrenthorpe which plays host to a range of amenities including shops, schools, bus routes nearby and having good access to the motorway network for those wishing to commute further afield.

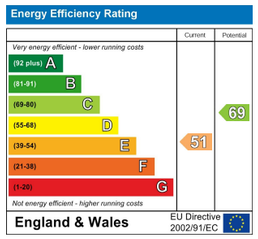
An early viewing is recommended to fully appreciate the extent of accommodation on offer.

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.



ACCOMMODATION

ENTRANCE HALL
UPVC double glazed front entrance door leading into the hallway. Coving to the ceiling, central heating radiator and inset spotlights to the ceiling. Nine doors provide access to three bedrooms, the living room, dining room, kitchen, bathroom. WC and loft access.

LIVING ROOM
15'0" x 14'0" (4.58m x 4.29m)
UPVC double glazed window overlooking the front aspect, coving to the ceiling, a central heating radiator and feature gas fire set on a marble hearth with matching marble interior and decorative surround.



DINING ROOM
9'11" x 13'1" (3.04m x 3.99m)
Coving to the ceiling, central heating radiator, laminate flooring and UPVC double glazed window overlooking the front aspect.



KITCHEN
10'0" x 13'6" (3.05m x 4.12m)
Fitted with a range of wall and base units with laminate work surfaces over and matching laminate upstands. Incorporating a 1 1/2 bowl sink and drainer with swan neck mixer tap. Plumbing and drainage for a washing machine, twin integrated oven and grill, separate four ring gas hob with stainless steel splashback and extractor hood above. Space for a large freestanding fridge freezer, together with additional space for an under counter fridge or freezer. Two UPVC double glazed windows to the rear and side provide a dual aspect, together with a UPVC double glazed side entrance door. Inset spotlights to the ceiling.





BATHROOM
6'9" x 6'10" (2.07m x 2.09m)
Fitted with a modern three piece suite comprising L-shaped panelled bath with L-shaped glazed shower screen, mixer tap, shower attachment and rainfall shower head, wash basin with chrome mixer tap set within a high gloss vanity unit with storage below, and low flush W.C. Fully tiled walls and flooring, chrome ladder style radiator, inset spotlights to the ceiling, extractor fan and frosted UPVC double glazed window overlooking the rear aspect.



BEDROOM THREE
7'1" x 12'4" (2.18m x 3.76m)
Coving to the ceiling, UPVC double glazed window overlooking the rear aspect and central heating radiator.

SEPARATE W.C.
4'5" x 2'9" (max) x 1'3" (min) (1.35m x 0.86m (max) x 0.40m (min))
Low flush W.C. with concealed cistern, wall mounted wash basin with chrome waterfall mixer tap, vanity mirror, inset spotlights to the ceiling and extractor fan.

BEDROOM TWO
13'4" x 13'6" (max) x 8'11" (min) (4.07m x 4.12m (max) x 2.73m (min))
Coving to the ceiling, central heating radiator and UPVC double glazed sliding patio doors opening onto the rear garden.



BEDROOM ONE
13'3" x 12'5" (max) x 11'1" (min) (4.04m x 3.79m (max) x 3.40m (min))
UPVC double glazed box bay window overlooking the front aspect, coving to the ceiling, two wall lights and central heating radiator.



LOFT
30'2" x 12'0" (9.20m x 3.66m)
Fully boarded with boarded walls and lighting. The combination condensing boiler is also wall mounted within the loft.

OUTSIDE
To the front of the property, double timber gates provide access onto a large tarmac driveway offering ample off road parking for several vehicles. There is also an attractive lawned front garden with woodchip borders and mature red robin hedging, together with a paved patio area arranged over two sections, ideal for outdoor seating and alfresco dining. The driveway continues down the side of the property beneath a carport and leads to the detached garage. The rear garden incorporates a large L-shaped paved patio area together with an attractive lawn, woodchip borders and a raised low maintenance pebbled border. There are two further paved patio areas, one of which sits beneath a steel pergola with a retractable fabric roof, providing an excellent space for outdoor dining and entertaining. The garden is fully enclosed by timber fencing and brick walling and also benefits from three exterior wall lights to the rear, an external water connection beneath the kitchen window, sensor lighting above the garage and further outside lighting to the front and side.



DETACHED GARAGE
Detached single garage of generous proportions, approximately one and a half tandem in size, with bi folding timber doors to the front, two UPVC double glazed windows to the side and outside sensor lighting.

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

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.