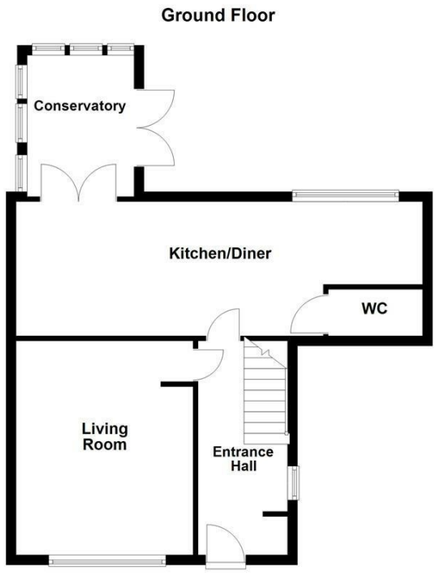
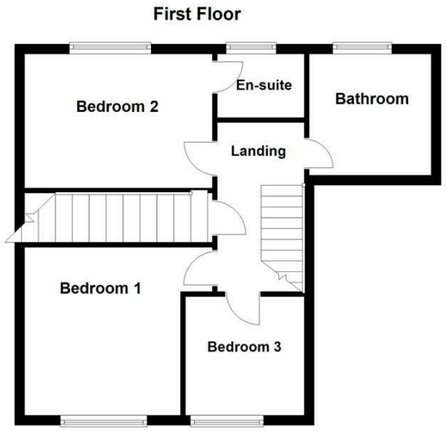
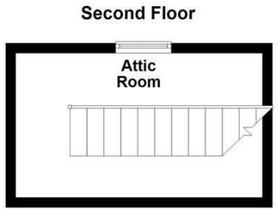




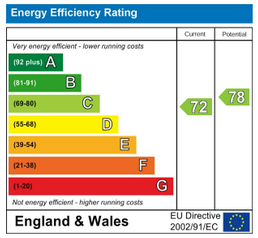


IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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

Richard Kendall Estate Agent

WAKEFIELD 01924 291 294 | OSSETT 01924 266 555 | HORBURY 01924 260 022
NORMANTON 01924 899 870 | PONTEFRACT & CASTLEFORD 01977 798 844

2 Johns Crescent, Wrenthorpe, Wrenthorpe, Wakefield, WF2 0NT

For Sale Freehold Offers Over £290,000

Located in this pleasant cul-de-sac is this well presented three bedroom semi detached property in the sought after location of Wrenthorpe benefitting from a fantastic corner plot position, driveway and enclosed rear garden.

The property briefly comprises of the entrance hall, living room, modern kitchen/diner, downstairs w.c. and conservatory. The first floor landing leads to three bedrooms (bedroom two with en suite facilities) and house bathroom. A further set of stairs leads to the spacious attic room. Outside to the front is a driveway providing off road parking for two vehicles. To the rear is an enclosed lawned garden incorporating Indian stone paved patio area and resin pathway. There is also a single detached garage separate from the property.

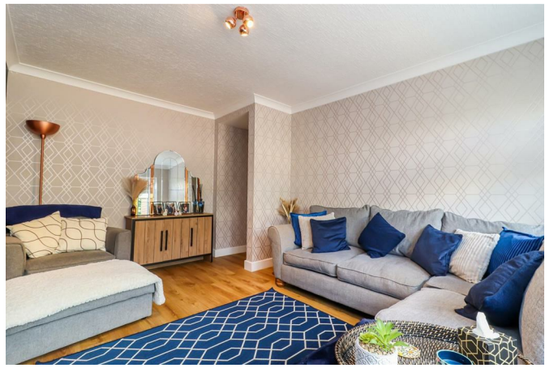
Wrenthorpe plays host to a range of amenities including shops and schools, has local bus routes nearby and access to the motorway network, which is ideal for the commuter wishing to work or travel further afield.

Only a full internal inspection will reveal all that's on offer at this quality home and an early viewing comes highly recommended.

ACCOMMODATION

ENTRANCE HALL
14'2" x 5'11" (4.32m x 1.81m)
UPVC double glazed entrance door, laminate flooring, UPVC double glazed window to the side elevation, central heating radiator, porch for coats and shoes, stairs to the first floor landing with understairs storage and doors to the living room and kitchen/diner.

LIVING ROOM
14'2" x 11'8" (4.32m x 3.58m)
Laminate flooring, central heating radiator and UPVC double glazed window to the front elevation.



KITCHEN/DINER
8'10" x 26'11" (2.71m x 8.22m)
Range of wall and base units with quartz work surface over, integrated double oven with five ring Lamona hob and extractor fan. Integrated dishwasher, integrated washing machine and integrated fridge/freezer. Composite sink and drainer with mixer tap, UPVC double glazed window to the rear elevation, two central heating radiators and doors to the conservatory and downstairs w.c.

W.C.
3'1" x 6'3" (0.94m x 1.91m)
Low flush w.c., wash hand basin with mixer tap, laminate flooring, extractor fan and central heating radiator.

CONSERVATORY
9'4" x 7'1" (2.86m x 2.16m)
Tiled flooring, UPVC double glazed French doors to the rear garden and UPVC double glazed windows surrounding.

FIRST FLOOR LANDING
Doors to three bedrooms and bathroom. Further staircase to the attic room.

BEDROOM ONE
11'1" x 6'6" (3.40m x 2.0m)
Central heating radiator and UPVC double glazed window to the front elevation.

BEDROOM TWO
8'10" x 8'8" (2.71m x 2.65m)
UPVC double glazed window to the rear elevation, central heating radiator and built in wardrobes.

EN SUITE SHOWER ROOM/W.C.
5'9" x 7'2" (1.76m x 2.19m)
Three piece suite comprising low flush w.c., wash hand basin and shower unit with electric shower. Tiled walls and floor. Extractor fan, UPVC double glazed frosted window to the rear elevation and chrome ladder style radiator.

BEDROOM THREE
7'10" x 7'10" (2.4m x 2.4m)
Central heating radiator and UPVC double glazed window to the front elevation.

BATHROOM/W.C.
8'0" x 8'1" (2.45m x 2.47m)
Four piece suite comprising freestanding, low flush w.c., pedestal wash hand basin and corner shower unit with overhead shower. UPVC double glazed frosted window to the rear elevation, tiled walls and floor. Chrome ladder style radiator and extractor fan.

ATTIC ROOM
9'6" x 17'8" (2.92m x 5.4m)
Velux window to the rear elevation. Could be used for a variety of purposes such as office.

OUTSIDE
To the front is a resin driveway providing off road parking for two vehicles. To the rear is an Indian stone paved patio, lawned garden and resin pathway, enclosed by timber fencing. There is a single detached garage separate from the property with manual up and over door.

SOLAR PANELS
The property benefits from a system of solar panels which we are advised are owned outright and not subject to a lease agreement.

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.

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.