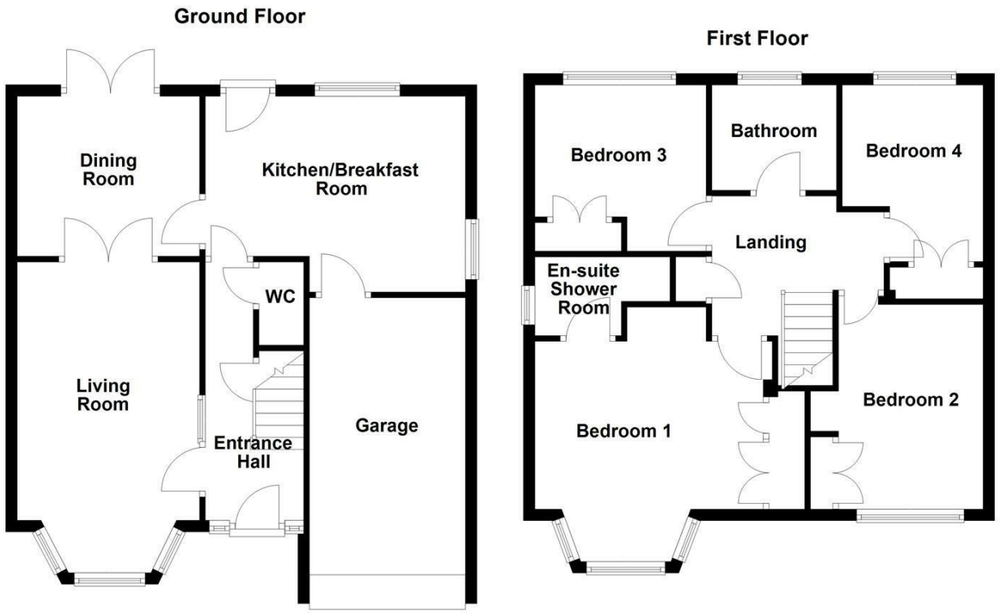

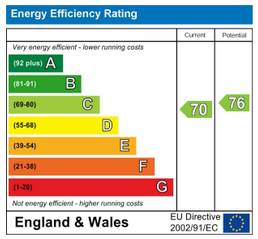

IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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

23 Harewood Drive, Wrenthorpe, WF2 0DS

For Sale Freehold £425,000

Occupying a pleasant cul-de-sac position, this well presented four bedroom detached family home benefits from ample off road parking and an integral single garage.

The property is accessed via an entrance hall, which provides access to a downstairs WC, understairs storage cupboard, kitchen breakfast room, and a spacious living room. The living room features a bay window and an attractive fireplace, with double timber doors opening into a separate dining room. The dining room enjoys UPVC double glazed French doors leading out to the rear garden, as well as access into the kitchen breakfast room. The kitchen is well appointed with a central island, breakfast bar, and a range of integrated appliances, and also provides internal access to the integral garage, completing the ground floor accommodation. To the first floor, the landing leads to four double bedrooms, all benefiting from built in wardrobes, with the principal bedroom further enhanced by its own en suite shower room comprising a modern three piece suite. A family bathroom serves the remaining bedrooms. Externally, the rear garden features a generous paved patio area, ideal for outdoor dining and entertaining, overlooking a well maintained lawn with established borders to three sides. The garden is fully enclosed by timber panel fencing and a solid brick wall to the rear. A further paved area to the side is currently utilised for a garden shed, and there is a useful external water point beneath the kitchen window.

The property is conveniently located to the south of the village, within easy reach of local amenities and well regarded schools. Regular bus routes provide access to Wakefield city centre, while the M1 and M62 motorway networks are only a short distance away, making it ideal for commuters. Early viewing is highly recommended to fully appreciate the quality of accommodation on offer.

ACCOMMODATION

ENTRANCE HALL
A composite front entrance door with frosted glazed side panels leads into the entrance hall, which features a staircase with handrail rising to the first floor landing, a central heating radiator, and a timber glazed internal window allowing natural light through from the living room. There is also a useful understairs storage cupboard, with doors providing access to the living room, downstairs WC, and kitchen breakfast room.

DOWNSTAIRS W.C.
4'9" x 2'7" (1.46m x 0.80m)
Fitted with a low flush WC and pedestal wash hand basin with twin taps, along with a central heating radiator, fully tiled floor and mosaic tiled walls, and an extractor fan to the ceiling.

KITCHEN BREAKFAST ROOM
14'11" x 11'2" (max) x 9'1" (min) (4.55m x 3.42m (max) x 2.78m (min))
A well appointed and contemporary space featuring a range of high gloss wall and base units with laminate work surfaces and upstands. There are two stainless steel circular sinks with mixer tap and swan neck, a central island with integrated breakfast bar, and an additional L shaped breakfast bar. Integrated appliances include a Zanussi oven and grill, Zanussi microwave, full size Zanussi dishwasher, and an integrated fridge and separate freezer housed within the island. There is also plumbing for a washing machine. The room benefits from display cabinets, downlighting within the units, laminate tiled flooring, and UPVC double glazed windows to the rear and side aspects, along with a door leading out to the rear garden. A solid timber door provides internal access to the integral garage, and there is a further door into the dining room.

DINING ROOM
10'5" x 9'1" (3.19m x 2.78m)
Featuring tiled flooring, coving to the ceiling, a set of UPVC double glazed French doors opening onto the rear garden, and double timber doors leading into the living room.

LIVING ROOM
10'8" x 16'11" (max) x 14'8" (min) (3.27m x 5.16m (max) x 4.49m (min))
A spacious reception room with a walk in bay window comprising UPVC double glazed windows to the front aspect. Additional features include coving to the ceiling, dado rail, decorative wall mouldings, and a gas fireplace set within a marble hearth and surround with wooden mantel.

INTEGRAL GARAGE
16'9" x 8'3" (5.13m x 2.53m)
Benefiting from an electric roller door to the front, power and lighting, and housing a wall mounted condensing boiler.

FIRST FLOOR LANDING
The first floor landing has a central heating radiator, loft access, and doors leading to four bedrooms, the house bathroom, and an airing cupboard with shelving. The loft is boarded and benefits from aluminium ladders and battery operated lights.

BEDROOM ONE
12'7" x 14'2" (max) x 9'9" (min) (3.85m x 4.32m (max) x 2.99m (min))
A generous principal bedroom with a walk in bay window comprising three UPVC double glazed windows to the front elevation. The room includes fitted wardrobes to one wall (with both double and single units), a central heating radiator, and a door leading to the en suite shower room.

EN SUITE SHOWER ROOM
5'3" x 7'10" (max) x 4'6" (min) (1.62m x 2.40m (max) x 1.38m (min))
Comprising a three piece suite including a pedestal wash hand basin with chrome mixer tap, low flush WC, and an enclosed shower cubicle with folding glass door and mixer shower. The room is fully tiled with a wall mounted extractor fan, shaver point, and a UPVC double glazed frosted window to the side elevation.

BEDROOM TWO
12'0" x 8'6" (3.67m x 2.61m)
With a UPVC double glazed window to the front elevation, central heating radiator, a built in double wardrobe, and additional recessed storage over the bulkhead.

BEDROOM THREE
9'9" x 9'6" (2.99m x 2.91m)
Featuring a UPVC double glazed window to the rear elevation, central heating radiator, laminate flooring, and a built in double wardrobe.

BEDROOM FOUR
10'0" x 8'1" (max) x 5'2" (min) (3.07m x 2.48m (max) x 1.58m (min))
With a UPVC double glazed window to the rear elevation, coving to the ceiling, central heating radiator, laminate flooring, and a built in double wardrobe.

BATHROOM
6'0" x 7'1" (1.84m x 2.18m)
A modern three piece suite comprising a panelled bath with centralised mixer tap, glass shower screen, and electric shower over, pedestal wash hand basin with mixer tap, and low flush WC. The room features fully tiled walls and flooring, a chrome heated towel rail, extractor fan, and a UPVC double glazed frosted window to the rear elevation.

OUTSIDE
Externally, to the front of the property there is a double tarmac driveway providing off road parking, alongside an attractive lawned garden with neatly manicured borders. A covered porch with tiled flooring and roof, as well as an external wall mounted light, enhances the entrance. A paved pathway runs along the side of the property with low maintenance pebble borders and a timber gate providing access to the rear garden. The rear garden offers a large paved patio area ideal for outdoor dining and entertaining, leading onto an attractive lawn with well established planted borders to three sides. The garden is fully enclosed by timber fencing and a brick built wall to the rear, with an external water point and an additional paved area currently utilised for a garden shed.

WHY SHOULD YOU LIVE HERE?
What our vendor says about their property:
"We will miss the peace and quiet, as well as having a garden which is not overlooked at the rear, and the many regular visitors to our bird feeders."

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.

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.