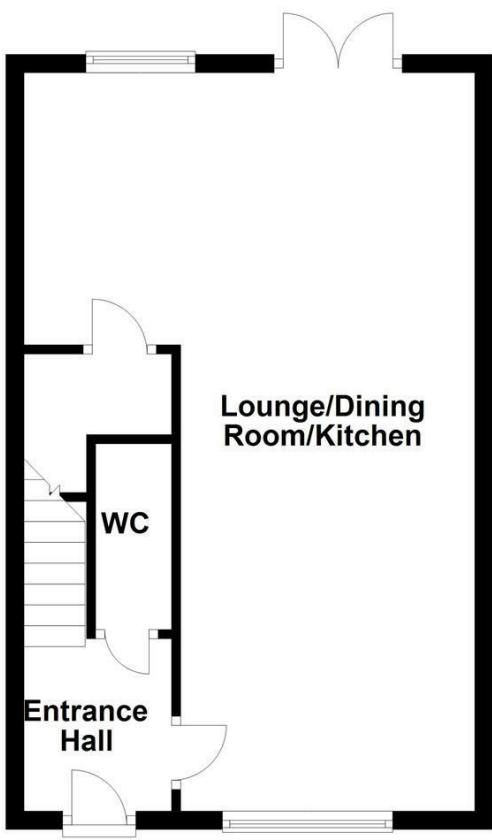
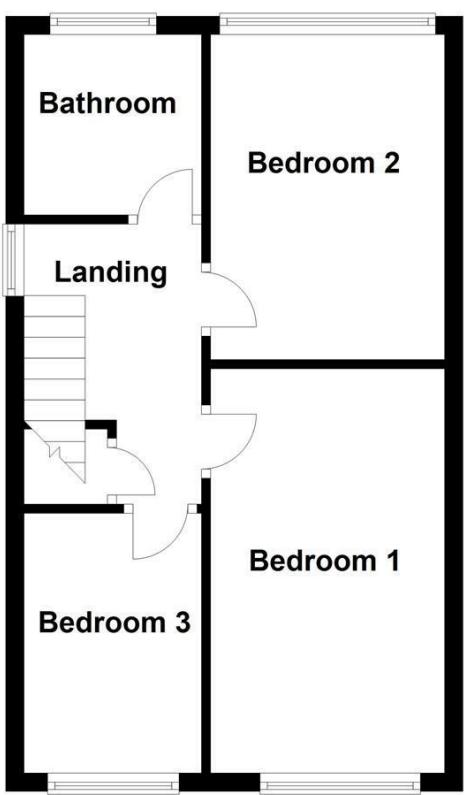


## Ground Floor



## First Floor



### IMPORTANT NOTE TO PURCHASERS

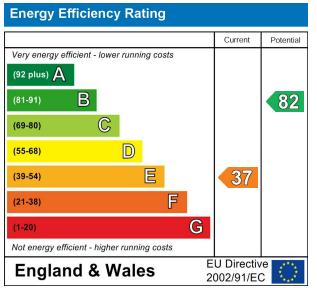
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements to enable them to obtain exact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



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01977 798 844



## 42 Greenfield Way, Wrenthorpe, Wakefield, WF2 0TN

**For Sale Freehold Offers In Excess Of £290,000**

Superbly appointed throughout and having been renovated by the current owner to incorporate newly fitted kitchen, bathroom and carpets, is this well appointed three bedroom detached home benefitting from UPVC double glazing and gas central heating.

The property fully comprises of entrance hall, downstairs w.c. and stunning open plan lounge/kitchen/dining room. Stairs to the first floor lead to three bedrooms (two of which are doubles) and brand new fitted contemporary bathroom/w.c. Outside, lawned garden to the front with driveway to the side with car port leading to the detached garage. To the rear is a lawned garden incorporating timber decked patio.

Enjoying a pleasant corner plot position, the property is well placed to local amenities including shops and schools with local bus routes nearby. The M1 and M62 motorway is only a short distance away, perfect for those looking to travel further afield.

Simply a fantastic home, ideal for the growing family and is offered for sale with no chain and vacant possession upon completion. A viewing comes highly recommended.

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## ACCOMMODATION

### ENTRANCE HALL

Radiator, stairs to the first floor landing, laminate flooring and door to the downstairs w.c.

### W.C.

Concealed low flush w.c., wash basin, tiled floor and part tiled walls.

### LOUNGE/DINING ROOM/KITCHEN

8'11" [min] x 15'0" [max] x 27'1" [2.73m [min] x 4.58m [max] x 8.28m]

UPVC double glazed window to the front, French doors to the rear, two radiators and laminate floor. Brand new fitted kitchen with contemporary matt soft close wall and base units with matching work surface over incorporating stainless steel sink and drainer with mixer tap, integrated oven and grill with four ring electric hob and stainless steel filter hood over. Integrated 70/30 fridge/freezer, part tiled splash back, LED lighting under the work tops and the skirting boards, UPVC double glazed window to the rear, ceiling spotlights and door to understairs cloaks storage which houses the combination boiler.



### FIRST FLOOR LANDING

Loft access, UPVC double glazed window to the side, doors to the airing cupboard, three bedrooms and the bathroom.

### BEDROOM ONE

14'8" x 8'5" [4.48m x 2.57m]

UPVC double glazed window to the front, radiator and newly fitted carpet.



### BEDROOM THREE

6'2" x 9'8" [1.90m x 2.96m]

UPVC double glazed window to the front, radiator, newly fitted carpet and small bulkhead over the stairs.

### BEDROOM TWO

8'5" x 11'5" [2.58m x 3.48m]

UPVC double glazed window to the rear, radiator and newly fitted carpet.



### BATHROOM/W.C.

6'4" x 6'1" [1.94m x 1.87m]

Concealed low flush w.c., wash basin with vanity cupboards, panelled bath, fully tiled walls and floor. Heated chrome towel radiator and UPVC double glazed frosted window to the rear.



### OUTSIDE

To the front is a lawned garden and driveway to the side providing off road parking and car port over leading to the detached concrete sectional garage with up and over door. Lawned garden to the rear incorporating timber decked patio area.



### COUNCIL TAX BAND

The council tax band for this property is C.

### 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.