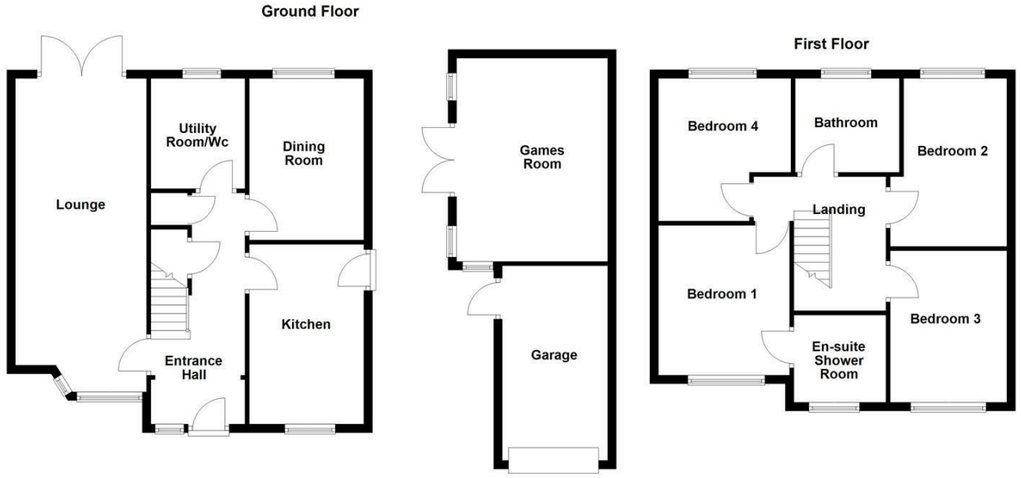
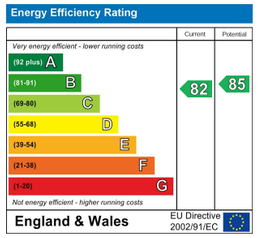


IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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



3 Westways Rise, Wrenthorpe, Wakefield, WF2 0TD

For Sale Freehold Starting Bid £330,000

For sale by Modern Method of Auction; Starting Bid Price £330,000 plus reservation fee. Subject to an undisclosed reserve price.

This superbly presented and spacious four bedroom detached home offers generous living accommodation, finished to a high standard throughout.

The ground floor opens with a welcoming entrance hall leading to a spacious lounge, featuring a gas fire with a carved wood surround and radiator. The open-plan kitchen and dining room is fitted with granite worktops and tiled flooring, with French doors opening directly to the rear garden. A useful utility room and guest W.C. complete the ground floor. The first floor provides four well-proportioned bedrooms and the contemporary house bathroom. Bedroom one benefitting from an en suite shower room.

Externally, the property benefits from a block-paved driveway to the front and side, providing ample off-street parking and leading to a brick-built garage. To the rear, a generous lawned garden incorporates a feature Indian stone terrace, creating the perfect setting for outdoor entertaining. The front garden is finished with attractive Indian slate landscaping, enhancing the property's curb appeal. Adding further versatility, the home includes a brick built games room.

Situated in a prime part of Wrenthorpe, the property is ideally placed for local amenities including shops and schools, while also benefiting from excellent access to the regional road network. Altogether, this is a fantastic opportunity to acquire a beautifully appointed family home offering space, style, and flexibility both inside and out. Viewing is highly recommended to fully appreciate the accommodation and lifestyle on offer.

This property is for sale by West Yorkshire Property Auction powered by iamsold ltd.



ACCOMMODATION

ENTRANCE HALL
Entrance door to entrance hall with fully tiled floor and radiator. Doors to the W.C., utility, living room, kitchen, dining room and two storage cupboard.

LOUNGE
10'7" x 23'2" (3.24m x 7.08m)
UPVC double glazed to the front, UPVC double glazed French doors to the rear, coving to ceiling, central heating radiator, gas fire with granite back hearth and wood surround.



KITCHEN
13'7" x 8'11" (4.15m x 2.72m)
UPVC double glazed window to the front and door to the side, central heating radiator, fully tiled floor. A range of contemporary grey gloss wall and base units with quartz work surfaces incorporating drainer sink, four ring electric induction hob with touchscreen, integrated NEFF twin oven and grill with extractor hood above, integrated fridge and freezer, integrated dishwasher, and tumble dryer.

DINING ROOM
8'11" x 11'5" (2.73m x 3.49m)
UPVC double glazed window to the rear, central heating radiator, coving to the ceiling.

UTILITY/W.C.
6'0" x 5'7" (1.85m x 1.72m)
Frosted UPVC double glazed window to the rear, central heating radiator, part tiled walls, fully tiled floor. Low flush W.C., wash basin with cupboard.

FIRST FLOOR LANDING
Loft access, spotlights. Doors to four bedrooms and the house bathroom.

BEDROOM ONE
10'8" x 11'9" (3.27m x 3.60m)
UPVC double glazed window to the front, central heating radiator, coving to the ceiling, fitted wardrobes with sliding mirrored doors.



EN SUITE SHOWER ROOM
8'2" x 4'11" (2.50m x 1.51m)
Frosted UPVC double glazed window to the front, chrome heated towel rail, spotlights, fully tiled walls and floor. Low flush W.C., wash basin with cupboards, double shower cubicle with mixer shower and spray attachment.

BEDROOM TWO
11'8" x 8'11" (3.57m x 2.73m)
UPVC double glazed window to the front, central heating radiator, coving to the ceiling.

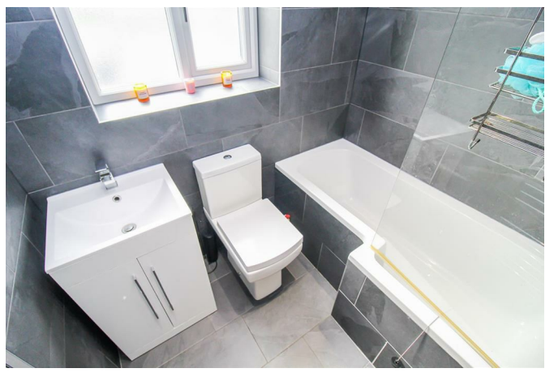


BEDROOM THREE
8'11" x 13'5" (2.74m x 4.09m)
UPVC double glazed window to the rear, central heating radiator.

BEDROOM FOUR
9'4" x 10'9" (max) x 7'7" (min) (2.85m x 3.28m (max) x 2.32m (min))
UPVC double glazed windows to the rear, central heating radiator, coving to the ceiling.



BATHROOM
6'5" x 5'5" (1.96m x 1.67m)
Frosted UPVC double glazed window to the rear, chrome heated towel radiator, spotlights, fully tiled walls and floor. Low flush W.C., wash basin with cupboard and a bath with mixer shower over.



OUTSIDE
To the front of the property a block paved driveway provides off street parking, with low maintenance landscaped garden and planted borders. To the rear of the property there is a lawned garden with feature Indian stone terrace and timber decked patio area, ideal for seating. Driveway to side leads to brick built garage with up and over door, plus attached games room.



GAMES ROOM
12'2" x 15'7" (3.73m x 4.77m)
This additional space is fitted with tiled flooring, recessed LED mood lighting, two wall-mounted electric heaters, a double-glazed window, and French doors opening to the garden. The room is ideal for use as a games room, home office, or creative studio.



AUCTIONEER'S COMMENTS
This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd).

If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided, which you must view before bidding. The buyer is responsible for the Pack fee. For the most recent information on the Buyer Information Pack fee, please contact the iamsold team.

The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.5% of the purchase price inc VAT, subject to a minimum of £6,600 inc. VAT. This Fee is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty.
Services may be recommended by the Agent/Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £960 inc. VAT. These services are optional.

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.