Richard Kendall Estate Agent

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10 Sunny Hill Close, Wrenthorpe, WF2 0BZ

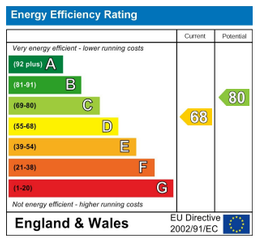
For Sale Freehold Offers In The Region Of £435,000

Situated in this cul-de-sac location is this modern four bedroom detached property benefiting from driveway parking, rear gardens and conservatory.

The property briefly comprises of an entrance hall, downstairs w.c., living room, kitchen, separate dining room with conservatory. To the first floor landing there are four bedrooms, one benefitting from en suite shower room/w.c. and a family bathroom/w.c. Externally to the front of the property there is driveway parking and an attached garage. There is an easy to maintain lawn area, whilst to the rear there is a flagged low maintenance garden with shrub and bush border, as well as a decking seating area.

Situated in Wrenthorpe, this property is ideally located for all local shops and amenities whilst also being a short drive away from Wakefield city centre. It close to the motorway links for those looking to travel further afield for work.

Done to a high standard this property is ready to move into and would make a fantastic family home and a viewing is highly recommended.



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

HALLWAY
Stairs leading to first floor landing, gas central heating radiator and access to the dining room, downstairs w.c., kitchen and living room. As well as under stairs storage and door leading to the attached garage.

DINING ROOM
12'2" x 9'9" (3.71m x 2.99m)
UPVC double glazed window to the front elevation, gas central heating radiator, wood effect flooring and skirting board.

DOWNSTAIRS W.C.
6'10" x 3'1" (2.09m x 0.94m)
UPVC double glazed frosted window to the side elevation, low flush w.c. with wash hand basin and mixer tap. Partially tiled along the walls and ladder style chrome radiator.

KITCHEN
8'10" x 9'8" (2.70m x 2.97m)
UPVC double glazed window to the rear elevation and gas central heating radiator. Modern fitted kitchen with an array of wall and base units for storage with laminate work tops, fitted cooker and cooker hood, 1.5 granite sink and drainer with mixer tap and space for a fridge/freezer. Partially tiled along the walls and door leading to a utility room.

LIVING ROOM
15'1" x 11'6" (4.62m x 3.52m)
UPVC sliding doors leading to conservatory, feature electric fire with surround, gas central heated radiator and solid oak wood flooring.

UTILITY
6'8" x 5'1" (2.05m x 1.56m)
UPVC double glazed window to the side elevation, wall and base units for storage, 1.5 stainless steel sink and drainer. Space for washing machine and dishwasher with a chrome style ladder radiator. Boiler is also housed within the utility room.

CONSERVATORY
11'1" x 11'7" (3.39m x 3.54m)
UPVC double glazed window to the front, side and rear with a UPVC door to the side elevation. Currently used as a sitting room.

GARAGE
17'10" x 8'8" (5.46m x 2.65m)
Power and light with storage to the side with up and over door to the front. Space for a fridge/freezer.

FIRST FLOOR LANING
Access to four bedrooms and family bathroom/w.c. As well as built in storage cupboard and loft hatch with access for storage.

BEDROOM ONE
14'4" x 12'9" max (4.39m x 3.91m max)
UPVC double glazed window to the front elevation, gas central heating radiator and carpeted with skirting board. Door leading through to en suite shower room/w.c.

EN SUITE SHOWER ROOM/W.C.
6'2" x 4'9" (1.88m x 1.47m)
UPVC double glazed frosted window to the front elevation, corner shower cubicle with wall mounted electric shower, wash hand basin with mixer tap and vanity unit. Low flush w.c., chrome ladder style radiator and fully tiled on walls and floor.

BEDROOM TWO
13'1" x 9'0" (4.01m x 2.75m)
UPVC double glazed window to the rear elevation, gas central heating radiator and carpeted with skirting board. Fitted wardrobes to one side.

BEDROOM THREE
11'5" x 9'2" (3.49m x 2.81m)
UPVC double glazed window to the rear elevation, gas central heating radiator and carpeted with skirting board. Fitted wardrobes to one side.

BEDROOM FOUR
8'11" x 7'10" (2.73m x 2.39m)
UPVC double glazed window to the front elevation, gas central heating radiator and carpeted with skirting board. Currently used as a home office.

BATHROOM/W.C.
7'0" x 6'7" (2.14m x 2.01m)
UPVC double glazed frosted window to the side elevation, wall mounted shower over the bath, vanity wash hand basin unit with mixer tap, low flush w.c., extractor fan, chrome ladder style radiator and fully tiled on the walls and floor.

OUTSIDE
To the front of the property there is driveway parking with ample space for two cars, as well as an easy to maintain lawn with a plant and bush border to the side. To the rear there is low maintenance lawned Astroturf garden with corner decking seating area with fencing surrounding, as well as shrub and bush border.

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.

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 six local offices.