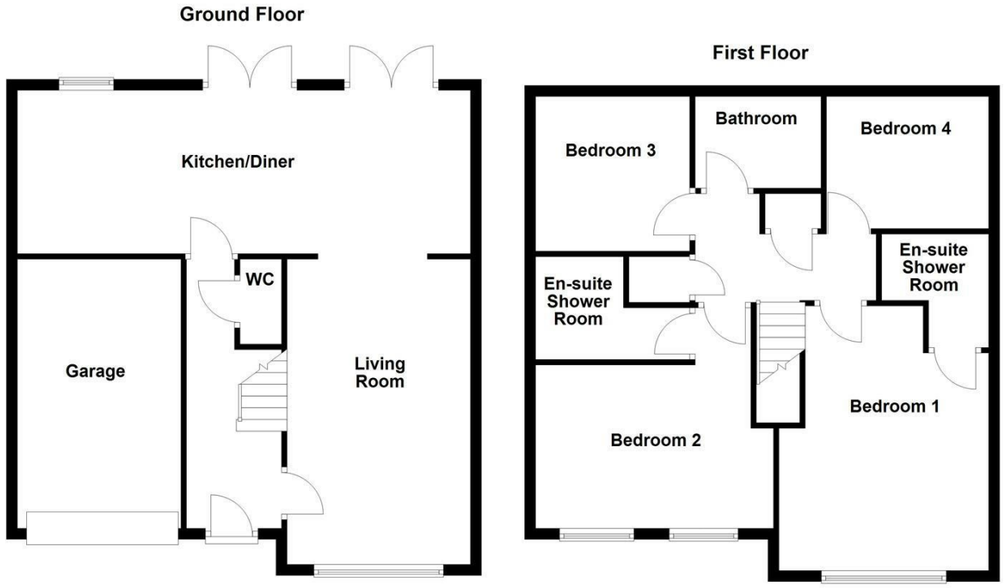
Richard Kendall Estate Agent

WAKEFIELD 01924 291 294 | OSSETT 01924 266 555 | HORBURY 01924 260 022

NORMANTON 01924 899 870 | PONTEFRACT & CASTLEFORD 01977 798 844



2 Wren Green Way, Wrenthorpe, Wakefield, WF2 0FU

For Sale Freehold £410,000

Occupying a desirable corner plot within this modern development is a beautifully presented four-bedroom detached family home. The property offers spacious and well-proportioned accommodation throughout, benefiting from two en-suite bedrooms, driveway parking, and attractive enclosed gardens.

The ground floor comprises an entrance hall with a guest W.C., a comfortable lounge, a separate dining room, and a modern fitted kitchen with access to the integral garage. To the first floor, there are four bedrooms, two of which feature en-suite shower rooms, along with a contemporary family bathroom. Externally, the property benefits from a driveway providing off-street parking to the front and enclosed rear gardens with decked and patio seating areas, complemented by low-maintenance lawns.

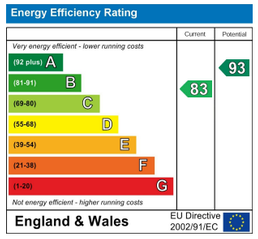
Ideally located close to a range of local shops and amenities, the property also offers excellent access to the motorway network, making it perfect for those commuting further afield to Leeds or beyond. This is an excellent opportunity to acquire a superb family home, and early viewing is highly recommended.

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

ENTRANCE HALL
Entry through front door into a main hallway which has a central heating radiator and provides access to the first floor landing via the stairs, front lounge, garage, kitchen, and downstairs W.C.

DOWNSTAIRS W.C.
5'4" x 3'0" (1.64m x 0.92m)
Low flush W.C., wash hand basin with mixer tap. Central heating radiator, spotlights.

LOUNGE
18'4" x 10'10" (5.60m x 3.32m)
UPVC double glazed window to the front, central heating radiator, feature fireplace with marble surround, double doors to the dining room.

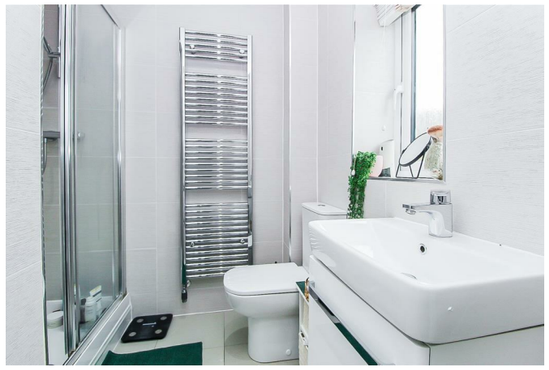
DINING ROOM
9'8" x 9'8" (2.95m x 2.95m)
UPVC double glazed French doors to the rear, central heating radiator, door into the kitchen.

KITCHEN
16'9" x 9'7" (5.12m x 2.93m)
UPVC double glazed window to the rear, UPVC double glazed French doors to the rear, central heating radiator, spotlights. Modern fitted kitchen with storage units, 1 1/2 sink and draining unit, induction hob, integrated fridge freezer and dishwasher.

FIRST FLOOR LANDING
Central heating radiator, two built in storage cupboards. Doors to four bedrooms and the family bathroom.

BEDROOM ONE
15'1" x 10'11" (4.61m x 3.34m)
UPVC double glazed window to the front, central heating radiator, fitted wardrobes, door to the en suite shower room.

EN SUITE SHOWER ROOM
6'8" x 5'10" (2.04m x 1.78m)
Frosted UPVC double glazed window to the side, chrome ladder style radiator, fully tiled walls, spotlights. Three piece suite with shower cubicle (wall-mounted shower and glass sliding door), wash hand basin with mixer tap and low flush W.C.



BEDROOM TWO
12'7" x 12'0" (3.85m x 3.68m)
UPVC double glazed window to the front, central heating radiator, built in storage and a door leading into the en suite.

EN SUITE SHOWER ROOM
11'8" x 5'11" (3.56m x 1.81m)
Frosted UPVC double glazed window to the side, chrome style ladder radiator, fully tiled walls, spotlights. Three piece suite with shower cubicle (glass-sided door), wash hand basin with mixer tap, low flush W.C.

BEDROOM THREE
6'11" x 8'10" (2.13m x 2.71m)
UPVC double glazed window to the rear, central heating radiator, storage unit to one side.

BEDROOM FOUR
7'0" x 8'5" (2.14m x 2.57m)
UPVC double glazed window to the rear, central heating radiator, fitted storage to one side.

BATHROOM
7'4" x 6'2" (2.26m x 1.89m)
Frosted UPVC double glazed window to the rear, chrome ladder style radiator, part tiled walls, spotlights. Three piece suite with shower attachment over the bath, vanity wash hand basin with mixer tap, low flush W.C.

OUTSIDE
The property sits on a corner plot, featuring a tarmac driveway with ample parking for several cars, lawned front garden with shrubs and bush borders to the side, side pathway, and rear gate leading into the rear garden. To the rear, of the property is an enclosed landscaped garden with decking, patio seating and a lawned area.

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.