



WAKEFIELD  
01924 291 294

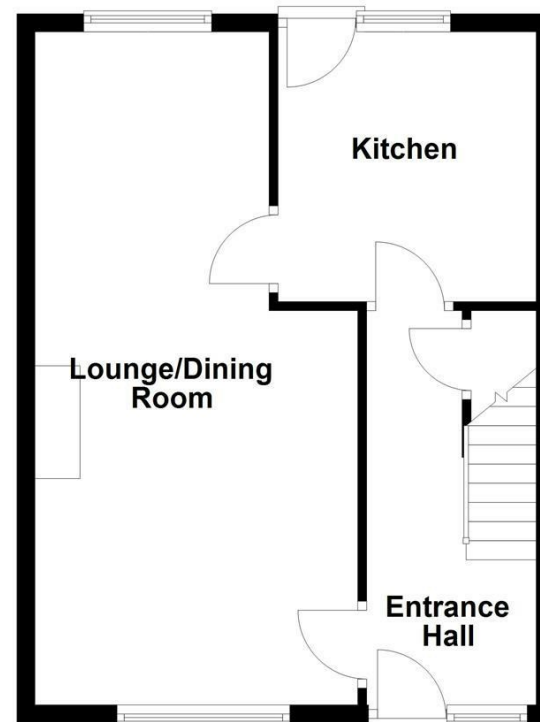
OSSETT  
01924 266 555

HORBURY  
01924 260 022

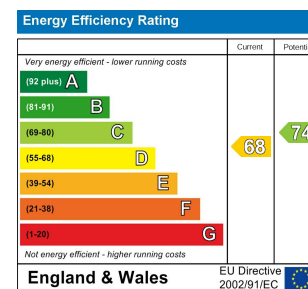
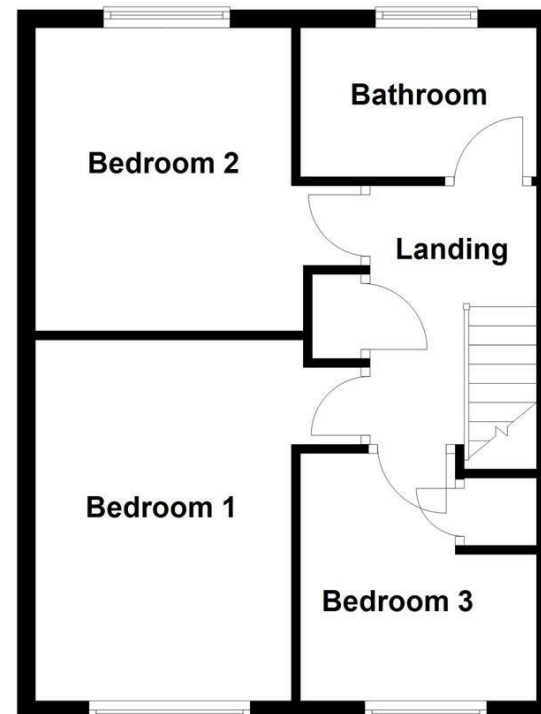
NORMANTON  
01924 899 870

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01977 798 844

### 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,

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.



## 7 Valley Crescent, Wrenthorpe, Wakefield, WF2 0JB

### For Sale Freehold £180,000

Situated in the well known area of Wrenthorpe in Wakefield is this well presented three bedroom mid-terrace property. Offering a modern fitted kitchen and both front and rear gardens, this attractive home is certainly not one to be missed.

The property briefly comprises an entrance hall with staircase leading to the first floor, useful under stairs storage and doors providing access to the lounge/dining room and the kitchen, both of which are interconnected, with the kitchen also providing access to the rear of the property. To the first floor, the landing provides access to the loft space, a storage cupboard housing the Worcester combination boiler, and doors leading to bedroom one, bedroom two, bedroom three and the house bathroom. Externally, to the front of the property there is a lawned garden with a paved pathway leading to the front entrance door. To the rear, the garden is designed for low maintenance and features a raised decked seating area along with a lower artificial lawn, all fully enclosed by timber fencing, making it ideal for both pets and children. Stone steps lead down to the rear of Valley Crescent, where there are also several useful outbuildings providing additional storage.

The property occupies a fantastic location and will appeal to a wide range of buyers including first-time buyers, small families and professional couples. It is ideally situated within walking distance of local shops and schools, while Wakefield city centre is just a short distance away and offers a wider range of amenities including a bus station and two train stations with direct links to major cities such as Leeds, Manchester and London. The property also benefits from excellent road connections, with the M1 and M62 motorway networks just a short drive away.

This property would make an ideal first time purchase or investment opportunity for those looking for a buy-to-let. Only a full internal inspection will truly reveal all that is on offer, and an early viewing is highly recommended to avoid disappointment.



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## ACCOMMODATION

### ENTRANCE HALL

Frosted UPVC double glazed front door leading in, central heating radiator, staircase providing access to the first floor and useful under stairs storage cupboard. Doors provide access to the lounge/dining room and kitchen.

### LOUNGE/DINING ROOM

24'5" x 11'8" [max] x 7'5" [min] [7.46m x 3.58m [max] x 2.27m [min]] UPVC double glazed windows to both the front and rear elevations, two central heating radiators and coving to the ceiling. Feature gas fireplace with marble half-tiled surround and wooden mantel. Door leading through to the kitchen.



### KITCHEN

10'2" x 9'4" [3.12m x 2.85m]

Fitted with a range of modern wall and base units with complementary work surfaces over, incorporating a stainless steel sink and drainer with mixer tap and laminate splashbacks. Four ring gas hob with partial glass splashback and stainless steel extractor hood above, integrated oven, space and plumbing for a washing machine and space for a fridge freezer. Central heating radiator, UPVC double glazed window to the rear and frosted UPVC double glazed door providing access to the rear garden.

### FIRST FLOOR LANDING

Loft access, storage cupboard housing the Worcester combination boiler, and doors leading to bedroom one, bedroom two, bedroom three and the house bathroom.

### BEDROOM ONE

13'1" x 11'10" [max] x 8'8" [min] [4.0m x 3.61m [max] x 2.66m [min]]

UPVC double glazed window to the front elevation and central heating radiator.



### BEDROOM TWO

10'11" x 11'10" [max] x 9'4" [min] [3.35m x 3.61m [max] x 2.85m [min]]

Fitted wardrobe with sliding doors, central heating radiator and UPVC double glazed window to the rear elevation.



### BEDROOM THREE

8'7" x 9'2" [max] x 5'4" [min] [2.62m x 2.80m [max] x 1.65m [min]]

Over stairs storage cupboard and UPVC double glazed window to the front elevation.



### BATHROOM

8'6" x 5'4" [max] x 4'9" [min] [2.61m x 1.65m [max] x 1.45m [min]]

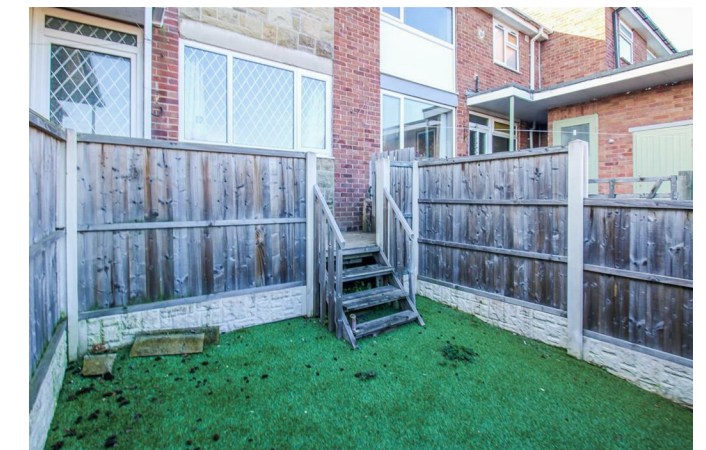
Fitted with a low level WC, pedestal wash hand basin and panelled bath with mixer tap and electric shower with

attachment above. Wet wall panelling, extractor fan and frosted UPVC double glazed window to the rear elevation.



### OUTSIDE

Externally, to the front of the property there is a lawned garden with a paved pathway leading to the front entrance. The rear garden is tiered and designed for low maintenance, incorporating a raised decked seating area, artificial lawn and timber fenced boundaries. The space is ideal for both pets and children and also benefits from access to useful outbuildings providing additional storage, with a pathway leading down to the rear of Valley Crescent. One of the outbuildings provides a toilet and plumbing for a washer and dryer.



### COUNCIL TAX BAND

The council tax band for this property is A.

### 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.