



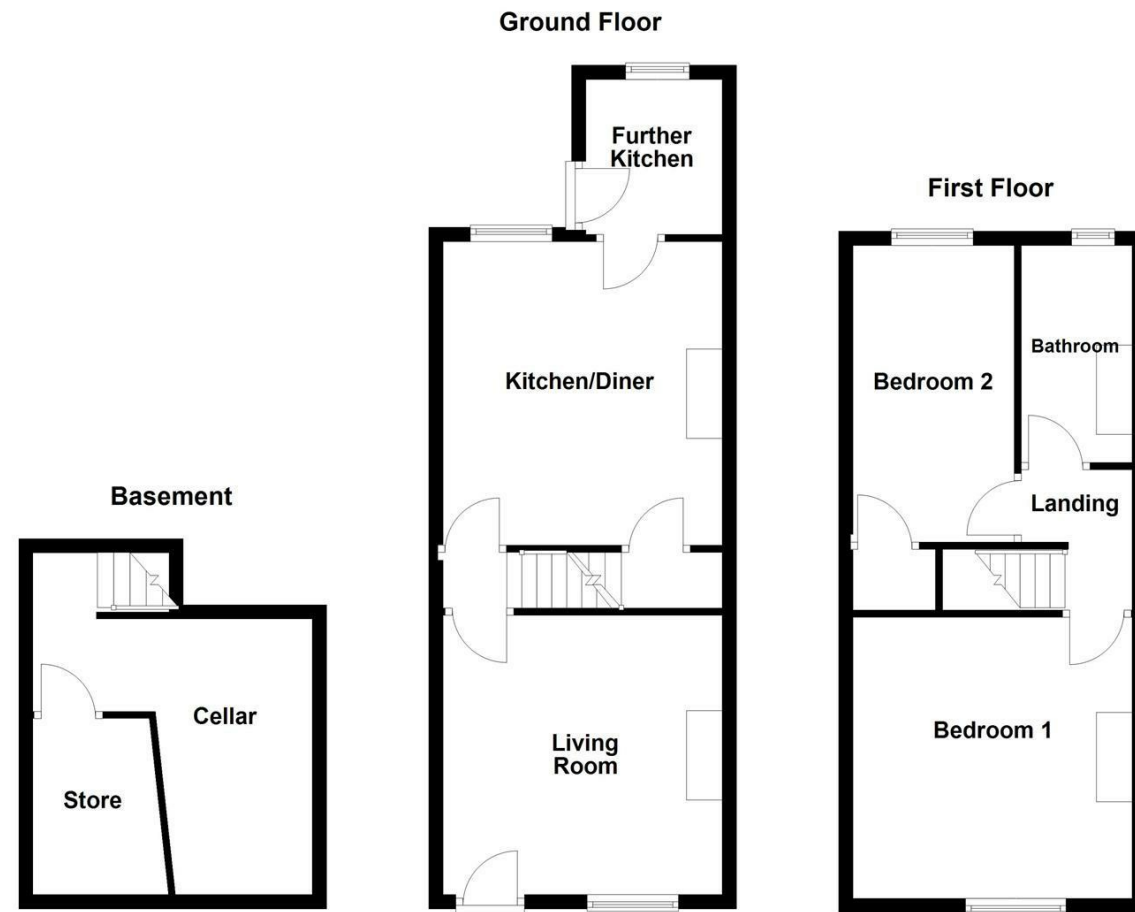
WAKEFIELD
01924 291 294

OSSETT
01924 266 555

HORBURY
01924 260 022

NORMANTON
01924 899 870

PONTEFRACT & CASTLEFORD
01977 798 844



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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.



265 Potovens Lane, Wrenthorpe, WF2 0QG

For Sale Freehold £200,000

Located in the Wrenthorpe area of Wakefield, this superbly presented two bedroom mid terraced property benefits from spacious accommodation throughout and a lawned rear garden.

The property benefits from a welcoming living room leading to a hallway with access to the first floor landing and the kitchen diner. A modern fitted kitchen diner with access to a useful cellar, a secondary kitchen/utility area, and direct access to the rear garden. To the first floor, there are two generously sized double bedrooms, each with storage space, along with the house bathroom and access to the loft. A low maintenance front buffer garden, mainly paved with bin storage and fenced boundaries. An attractive enclosed rear garden, featuring a lawn, planted borders, and a paved patio, ideal for outdoor dining and entertaining. There is also a garden shed (included in the sale), and secure fencing makes this an excellent outdoor area for children and pets.

Wrenthorpe is a highly convenient location, with a range of shops, schools, and everyday amenities within walking distance. Wakefield city centre provides larger facilities, along with a bus station and two train stations, while the nearby M1 motorway ensures excellent commuter links to destinations further afield.

This property is ready to move into and represents an ideal purchase for a wide range of buyers. An early viewing is strongly recommended to fully appreciate all that it has to offer and to avoid disappointment.



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ACCOMMODATION

CELLAR

13'0" x 13'0" [max] x 6'9" [min] [3.98m x 3.98m [max] x 2.08m [min]]
Power and light, access to additional cellar space [1.26m x 2.92m].

LIVING ROOM

12'9" x 12'9" [max] x 11'6" [min] [3.91m x 3.91m [max] x 3.53m [min]]
Frosted and stained glass UPVC double glazed front entrance door into the living room, a UPVC double glazed window to the front, central heating radiator and an electric fireplace with a marble effect hearth and surround, complemented by a wooden mantle.



HALLWAY

Stairs to the first floor landing, a door to the kitchen diner and a central heating radiator.

KITCHEN DINER

13'11" x 12'9" [max] x 11'1" [min] [4.25m x 3.91m [max] x 3.40m [min]]
Door through to the further kitchen, a UPVC double glazed window to the rear, central heating radiator, access to the cellar. A range of modern wall and base units with work surfaces over. There is also space and plumbing for a range style cooker.

FURTHER KITCHEN

7'1" x 6'3" [2.17m x 1.93m]
UPVC double glazed door opening to the rear garden, a UPVC double glazed window overlooking the rear, a column style central heating radiator, and spotlights to the ceiling. It is fitted with a range of wall and base units with work surfaces over, a ceramic sink and drainer with mixer tap, and space and plumbing for a washing machine.



FIRST FLOOR LANDING

Loft access. Doors to two bedrooms and the house bathroom.

BEDROOM ONE

12'9" x 12'9" [max] x 11'8" [min] [3.91m x 3.91m [max] x 3.58m [min]]
UPVC double glazed window to the front, central heating radiator.



BEDROOM TWO

14'0" x 7'5" [4.27m x 2.27m]
UPVC double glazed window to the rear, central heating radiator, access into a storage cupboard with panel access into the ceiling.



HOUSE BATHROOM

10'7" x 16'9" [max] x 3'11" [min] [3.23m x 5.12m [max] x 1.20m [min]]
UPVC double glazed window to the rear, spotlighting, a chrome ladder style radiator and full tiling. A low flush W.C., a pedestal wash basin with mixer tap, and a P shaped bath with mixer tap with an overhead shower and a glass shower screen.



OUTSIDE

Outside, to the front of the property is a low maintenance garden, mainly concrete paved with a pebbled surround, fenced boundaries, a gated entrance, and a built in bin store. To the rear, the garden is mainly lawned with a planted border and a concrete patio area, perfect for outdoor entertaining. The garden is fully enclosed by fencing, ideal for pets and children, with a garden shed [included in the sale] and gated foot access for residents of the terrace.



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.