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Rose Cottage, 66 Wrenthorpe Road, Wrenthorpe, WF2 0LP

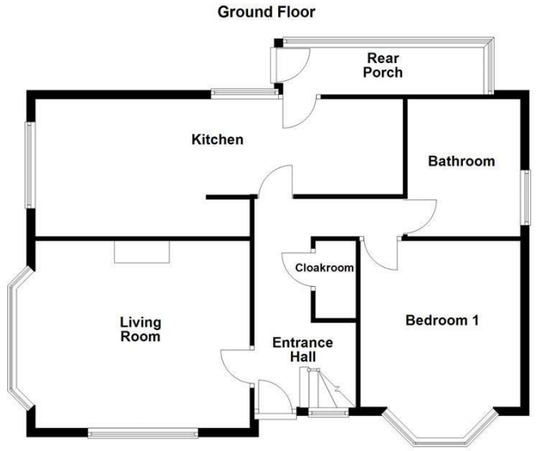
For Sale Freehold £360,000

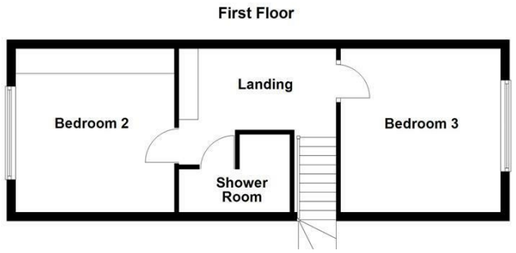
A fantastic opportunity to purchase this three bedroom detached house. Benefitting from well proportioned accommodation, modern fitted kitchen/diner, detached garage and an enclosed pebbled rear garden.

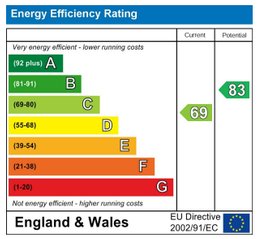
The property comprises an entrance hall with stairs to the first floor landing and doors leading to the kitchen dining room, living room, bedroom one, a modern house bathroom and a cloakroom. The kitchen dining room opens to a rear porch with access to the garden. Upstairs, the landing leads to bedrooms two and three and a shower room, with bedroom two benefiting from fitted wardrobes. Externally, the front offers a large lawned garden with planted borders, a tarmac pathway to the entrance and a detached single garage with driveway parking to the side of the property. To the rear of the property the garden is mainly paved patio and tiered, making it perfect for alfresco dining. The garden is fully enclosed by brick walls and timber fencing, making it ideal for pets and children.

The property is within walking distance to the local amenities and schools located within the sought after area of Wrenthorpe with main bus routes running to and from Wakefield city centre. The M1 motorway is only a short distance away, perfect for those looking to travel further afield.

Only a full internal inspection will reveal all that's on offer at this quality home and an early viewing comes 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
Composite front entrance door into the entrance hall. Frosted UPVC double glazed window to the front, coving to the ceiling, central heating radiator, wall light. Doors to living room, kitchen, cloakroom, bathroom and bedroom one. Stairs to first floor landing.

LIVING ROOM
15'10" x 13'11" (4.85m x 4.25m)
UPVC double glazed bay window to the side, UPVC double glazed window to the front. Multifuel cast iron burner inset into a tiled hearth and chimney breast, coving to the ceiling, central heating radiator, two wall lights.

KITCHEN
27'5" x 6'10" (min) x 10'3" (max) (8.38m x 2.10m (min) x 3.14m (max))
Two UPVC double glazed windows to the rear, UPVC double glazed window to the side, central heating radiator, spotlights. A range of high gloss wall and base units with laminate worksurface over and laminate upstands above, ceramic 1 1/2 sink and drainer with chrome mixer tap with swan neck, pluming and drainage for a washing machine, space for dryer. Integrated oven and grill, four induction hob with glass splashback and chrome cooker hood over, integrated fridge, integrated freezer. Recesses storage section with high gloss units and laminate worksurface. Loft access, door to rear porch.

REAR PORCH
14'11" x 3'5" (4.55m x 1.05m)
UPVC double glazed windows to two sides, UPVC double glazed door to rear, central heating radiator.

BEDROOM ONE
12'2" x 12'0" (3.725m x 3.66m)
UPVC double glazed bay window to the front, coving to the ceiling, central heating radiator.

HOUSE BATHROOM
8'4" x 10'3" (2.55m x 3.13m)
UPVC double glazed frosted window to the side, spotlights, contemporary chrome radiator with towel rail, Comprising of a four piece suite there is a low flush W.C., wash basin with mixer tap built into high gloss vanity cupboards below, panel bath with mixer tap, walk in shower cubicle with sliding glass shower screen and mixer tap, shower head attachment and shower head over.

FIRST FLOOR LANDING
Loft access, central heating radiator. Doors to bedrooms two, three and the shower room.

BEDROOM TWO
11'10" x 9'9" (3.62m x 2.98m)
UPVC double glazed window to the side, central heating radiator, fitted wardrobes to one side with mirrored glass sliding doors.

BEDROOM THREE
11'10" x 12'2" (3.63m x 3.73m)
UPVC double glazed window to the side, central heating radiator.

SHOWER ROOM
8'3" x 3'0" (min) x 5'7" (max) (2.54m x 0.93m (min) x 1.71m (max))
Comprising of a three piece suite with a shower cubicle with double glass doors, mixer shower with rain shower head and shower attachment, wash basin with mixer tap and vanity cupboards below, low flush W.C.. Contemporary central heating radiator, spotlights, extractor fan.

OUTSIDE
To the front of the property is an attractive lawned front garden with central tarmacadam pathway, superb planted borders on all sides of the garden, brick built walls surrounding and timber fencing surround, cast iron gate providing access to the road side. The attractive lawned garden flows round the side with tarmacadam pathway adjacent to the house with a planted border leads to the rear driveway which is a large driveway providing off road parking for two vehicles as well as a single detached garage (timber side entrance door, two timber single glazed windows with an electric up and over door and partial storage). To the opposite side of the property there is a second tarmacadam driveway with a timber gate providing access into the rear garden. Within the rear garden there is a paved patio area with pebbled steps leading down to a further patio area with a low maintenance pebbled area and timber deck patio surrounding, perfect for alfresco dining.

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.