



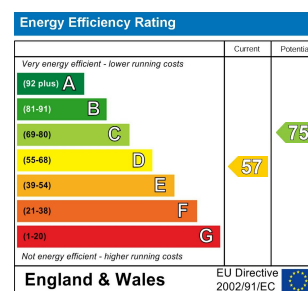
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IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective 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.



132 Wrenthorpe Lane, Wrenthorpe, Wakefield, WF2 0PH

For Sale Freehold £185,000

Ideal for the first time buyer, couple or small family is this three bedroom mid terrace property benefitting from spacious accommodation including two reception rooms.

The property briefly comprises of the entrance hall, lounge, dining room and kitchen access to the storage cellar. The first floor landing has doors to three bedrooms and four piece house bathroom. Externally there are low maintenance gardens to the front and rear.

The property is ideally placed for all local shops and amenities including schools, with Silcoates School rated 'Outstanding' by Ofstead. The M1 & M62 motorway network is nearby, perfect for those looking to commute further afield.

Only a full internal inspection will reveal all that's on offer at this home and an early viewing comes highly recommended .



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ACCOMMODATION:

ENTRANCE HALL

Composite front entrance door, central heating radiator, staircase to the first floor landing and doors to the lounge and dining room.

LOUNGE

13'2" x 12'1" [4.03m x 3.70m]

UPVC double glazed window to the front elevation, central heating radiator, feature fireplace with wooden surround and door to the dining room.



DINING ROOM

16'11" x 13'0" [5.16m x 3.98m]

UPVC double glazed window to the rear elevation, central

heating radiator, door to the kitchen, feature gas fireplace with wood surround and access down to the storage cellar.



KITCHEN

6'11" x 8'0" [2.13m x 2.45m]

Range of fitted wall and base units with laminate work surface over, integrated electric oven with ceramic hob and cooker hood. Stainless steel sink and drainer unit, space for a washing machine, UPVC double glazed stable door to the side and UPVC double glazed window to the rear,

FIRST FLOOR LANDING

Built in storage cupboard, central heating radiator, doors to three bedrooms and bathroom.

BEDROOM ONE

13'0" x 12'2" [3.97m x 3.72m]

UPVC double glazed window to the rear, central heating radiator and built in storage cupboard.



BEDROOM TWO

12'0" x 7'6" [3.67m x 2.30m]

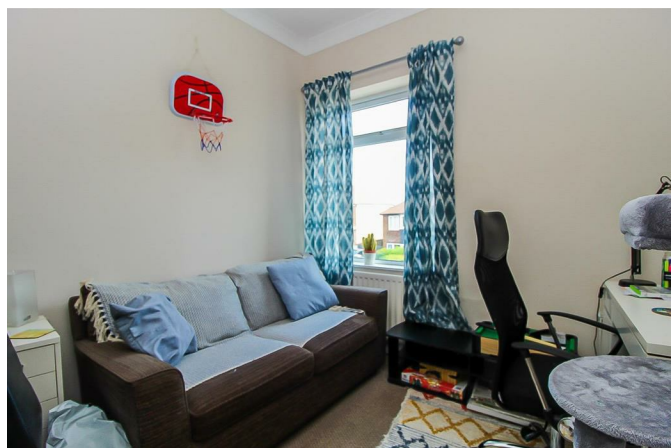
UPVC double glazed window to the front elevation and central heating radiator.



BEDROOM THREE

9'2" x 8'9" [2.8m x 2.69m]

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



BATHROOM/W.C.

8'0" x 7'1" [2.44m x 2.17m]

Four piece suite comprising corner bath with hand held shower attachment, corner shower cubicle with wall mounted shower, wash hand basin and low flush w.c. UPVC double glazed frosted window to the rear elevation and central heating radiator.



OUTSIDE

There are low maintenance gardens to the front and rear.

TENURE

This property is freehold.

COUNCIL TAX BAND

The council tax band for this property is B.

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 local offices.