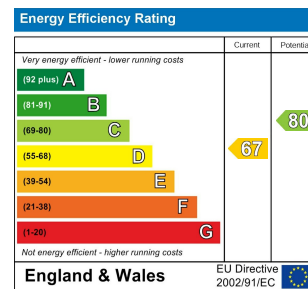
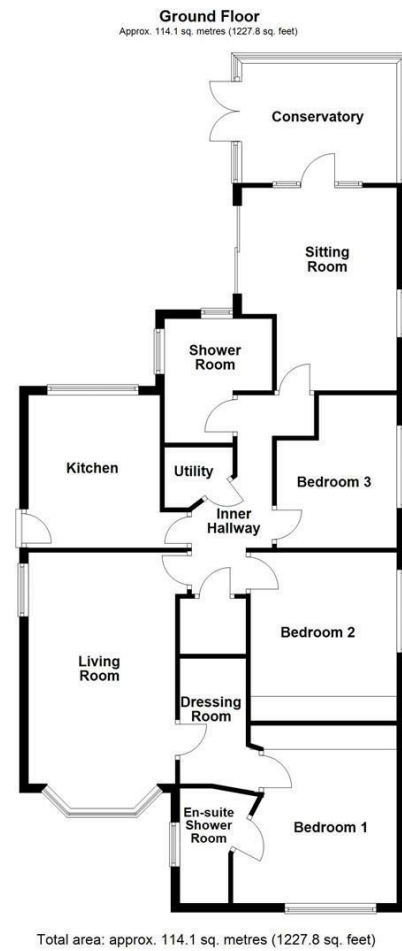




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**IMPORTANT NOTE TO PURCHASERS**

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,  
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 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.



**2 Woodside Avenue, Wrenthorpe, Wakefield, WF2 0LG**

**For Sale Freehold £395,000**

A fantastic opportunity to purchase this deceptively spacious and extended three bedroom detached true bungalow, benefitting from ample off road parking, generous living space and an attractive enclosed rear garden.

The property is approached via an L shaped block paved driveway providing off road parking for several vehicles, complemented by a well maintained lawned garden to the front. The driveway continues along the side of the property, offering further parking and access. Internally, the accommodation briefly comprises a welcoming entrance hall leading to three double bedrooms, with bedrooms one and two benefiting from fitted wardrobes and the principal bedroom enjoying its own modern en suite shower room. There are two spacious reception rooms, including a living room with feature fireplace and a separate sitting room with patio doors opening onto the rear garden. The property also offers a modern three piece house shower room, a well appointed kitchen with integrated appliances and a separate pantry cupboard, along with access to a useful utility area. To the rear, the sitting room leads into a conservatory overlooking the garden. The enclosed rear garden is designed for both relaxation and entertaining, featuring a two tier paved patio, a timber decked seating area and an attractive lawn. The garden also provides access to a detached single garage with power, lighting and an up and over door, and is enclosed by a combination of timber fencing and brick walling.

The property enjoys a pleasant position with open fields to the rear and access to a nearby public footpath, ideal for countryside walks and dog walking. Situated within the sought after village of Wrenthorpe, the property is well placed for local amenities and schools, with regular bus routes providing access to Wakefield city centre. The M1 and M62 motorway networks are also within easy reach, making it ideal for commuters.

Only a full internal inspection will fully appreciate the space, setting and quality this fantastic home has to offer. Early viewing is highly recommended.



**OPEN 7 DAYS A WEEK | RICHARDKENDALL.CO.UK**



## ACCOMMODATION

### KITCHEN

11'3" x 9'8" [3.43m x 2.97m]

Composite side entrance door leading into a modern fitted kitchen, comprising a range of wall and base units with laminate work surfaces and upstands, 1.5 stainless steel sink and drainer with swan neck mixer tap and instant hot tap, integrated oven and grill with warming drawer, integrated microwave, five ring gas hob with glass splashback and extractor, integrated full size dishwasher and a partially built in large fridge freezer. UPVC double glazed window to the rear, spotlights to the ceiling and vertical contemporary radiator.

### INNER HALLWAY

Laminate flooring, central heating radiator, loft access with pull down ladder and fully boarded space, with doors leading to utility, pantry, living room, sitting room, two bedrooms and shower room.

### BEDROOM THREE

9'3" x 11'3" [2.82m x 3.43m]

Laminate flooring, central heating radiator, coving to the ceiling and UPVC double glazed window to the side elevation.

### BEDROOM TWO

11'2" x 9'7" [3.41m x 2.94m]

Coving to the ceiling, UPVC double glazed window to the side elevation, central heating radiator and fitted wardrobes with mirrored sliding doors.



### UTILITY ROOM

4'5" x 4'11" [1.36m x 1.50m]

Laminate work surface with shelving above, plumbing for washing machine and space for dryer, with power and lighting.

### PANTRY

3'2" x 5'7" [0.99m x 1.72m]

Fitted drawers, shelving, matching kitchen units, with power and lighting.

### LIVING ROOM

12'0" x 17'0" [3.68m x 5.19m]

Dual aspect with UPVC double glazed bay window to the front and window to the side, coving to the ceiling, two wall lights, two central heating radiators and feature multifuel stove with slate hearth & oak mantel.



### DRESSING ROOM

4'7" x 9'2" [1.42m x 2.81m]

Laminate flooring, lighting and power, coving to the ceiling and access through to bedroom one.

### BEDROOM ONE

11'11" x 11'1" [3.65m x 3.39m]

UPVC double glazed window to the front, coving to the ceiling, central heating radiator and fitted wardrobes and storage, with access to the en suite.



### EN SUITE SHOWER ROOM/W.C.

4'6" x 6'9" [1.39m x 2.08m]

Three piece suite comprising shower cubicle with mains fed shower, low flush WC and wash basin with vanity storage, fully tiled walls, spotlights and chrome heated towel rail.



### BATHROOM/W.C.

8'1" x 9'6" [2.47m x 2.90m]

Three piece suite comprising walk in shower, wash basin with vanity unit and low flush WC, fully tiled walls, spotlights, chrome heated towel rail and frosted windows to the rear and side.

### SITTING ROOM

11'6" x 14'11" [3.52m x 4.57m]

Coving to the ceiling, two wall lights, two radiators, dado rail, window to the side and sliding patio doors leading out to the decked seating area, with further access into the conservatory.



### CONSERVATORY

8'9" x 12'5" [2.69m x 3.81m]

UPVC double glazed windows to three sides, French doors leading out, ceiling fan, wall lights and two radiators.

### OUTSIDE

A large L-shaped paved driveway provides ample off road parking for multiple vehicles, with lawned front garden and planted borders. The driveway continues to the side with double gates, EV charger and access to the rear. The rear garden features tiered patio areas and decking, ideal for outdoor dining, along with a lawned garden, paved pathways, detached garage with power and lighting, timber shed and enclosed boundaries with access to open fields beyond.



### COUNCIL TAX BAND

The council tax band for this property is D.

### FLOOR PLAN

This floor plan is intended as a rough guide only and is not to be intended as an exact representation and should not be scaled. We cannot confirm the accuracy of the measurements or details of this floor plan.

### 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.