



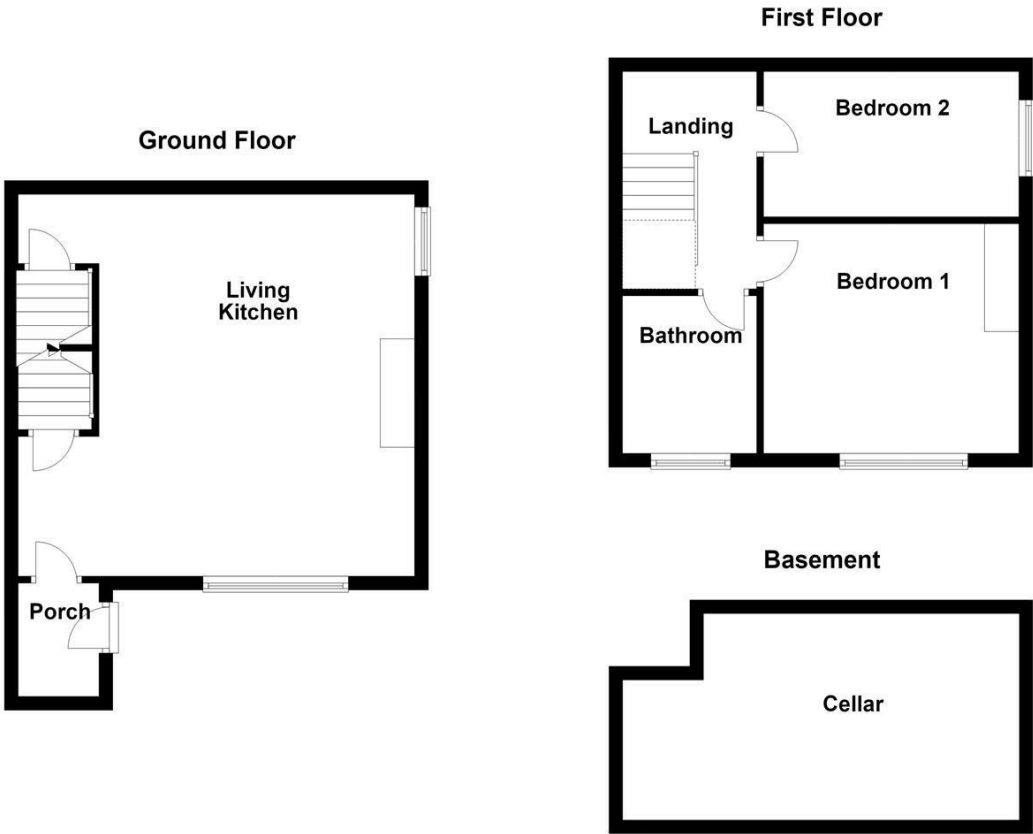
WAKEFIELD
01924 291 294

OSSETT
01924 266 555

HORBURY
01924 260 022

NORMANTON
01924 899 870

PONTEFRACT & CASTLEFORD
01977 798 844

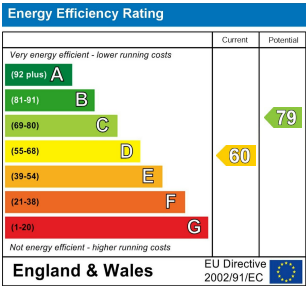


IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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



37A Wrenthorpe Road, Wrenthorpe, Wakefield, WF2 0LR

For Sale Freehold £150,000

Proudly introduced to the market is this well presented two bedroom end terrace home, situated in the popular area of Wrenthorpe. Offering well proportioned accommodation throughout, the property benefits from two bedrooms, off road parking and an enclosed garden, making it an ideal choice for first time buyers, young families and professional couples alike.

The accommodation briefly comprises an entrance porch leading into the kitchen diner, which is fitted with a range of wall and base units and also houses the Ideal gas combination boiler. Patio doors provide access to the garden, whilst the kitchen diner also leads to a useful cellar room via stairs with tiled flooring, central heating radiator and UPVC double glazed window. To the first floor, the landing provides access to two bedrooms, including a generous double bedroom and a further single bedroom, together with a four piece family bathroom. Externally, the property benefits from a gravelled driveway providing off road parking for one vehicle, together with a lawned garden enclosed by timber fencing.

Conveniently positioned for a range of local amenities, shops and primary schools, the property is also well placed for access to Wakefield city centre and the surrounding motorway network, making it particularly convenient for commuters.

Offered to the market with no onward chain and vacant possession, an early viewing is highly recommended to fully appreciate all that this attractive home has to offer.



ACCOMMODATION

A lovely two bedroom cottage with driveway and garden situated a short drive to junction 41 of the M1 motorway and close to local amenities.

The property comprises entrance porch, open plan lounge, kitchen and dining area as well as a cellar.

Off the landing is a good size master bedroom with fitted wardrobe and cupboards, single bedroom with fitted wardrobe and a bathroom with four piece suite including separate shower cubicle.

Outside is a well maintained garden with lawn and patio, a timber shed and off street parking.

ENTRANCE PORCH

UPVC entrance door leading into the porch, with tiled flooring and UPVC double glazed window overlooking the front elevation. Opening through to the kitchen diner.

OPEN PLAN LOUNGE, KITCHEN, DINING AREA

17'10" x 15'10" [5.46m x 4.85m]

The kitchen area has tiled flooring and is fitted with a range of wall and base units with laminate work surfaces over, incorporating a composite sink and drainer with mixer tap and tiled splashbacks. Integrated oven, four ring gas hob, space and plumbing for a washing machine and recessed spotlights to the ceiling. UPVC double glazed patio doors provide access to the rear garden. The dining area has oak effect laminate flooring,

central heating radiator and UPVC double glazed window overlooking the side elevation with fitted shutters. Access is also provided down to the utility room/cellar.



CELLAR

17'10" x 11'7" [5.44m x 3.54m]

Accessed via a staircase from the kitchen diner. Tiled flooring, UPVC double glazed window and central heating radiator, providing a generous and versatile additional space.



FIRST FLOOR LANDING

Carpeted landing providing access to two bedrooms and the house bathroom.

BEDROOM ONE

10'7" x 10'8" [3.24m x 3.26m]

Central heating radiator, carpeted flooring, built-in wardrobes and UPVC double glazed window overlooking the front elevation.



BEDROOM TWO

4'6" x 11'6" [1.38m x 3.52m]

Oak effect laminate flooring, central heating radiator, UPVC double glazed window overlooking the side elevation and additional built-in storage cupboard.



BATHROOM

5'6" x 6'10" [1.68m x 2.09m]

Fitted with a modern four piece suite comprising panelled bath with separate hot and cold taps, low flush W.C., pedestal wash basin with separate hot and cold taps and walk-in shower enclosure with overhead shower, mixer controls and separate shower attachment. Fully tiled walls and flooring, chrome ladder style radiator, panelled ceiling and frosted UPVC double glazed window overlooking the front elevation.



OUTSIDE

The property has a shared access to the gravelled driveway providing off road parking for one vehicle, together with a lawned garden enclosed by timber fencing.



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.

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.