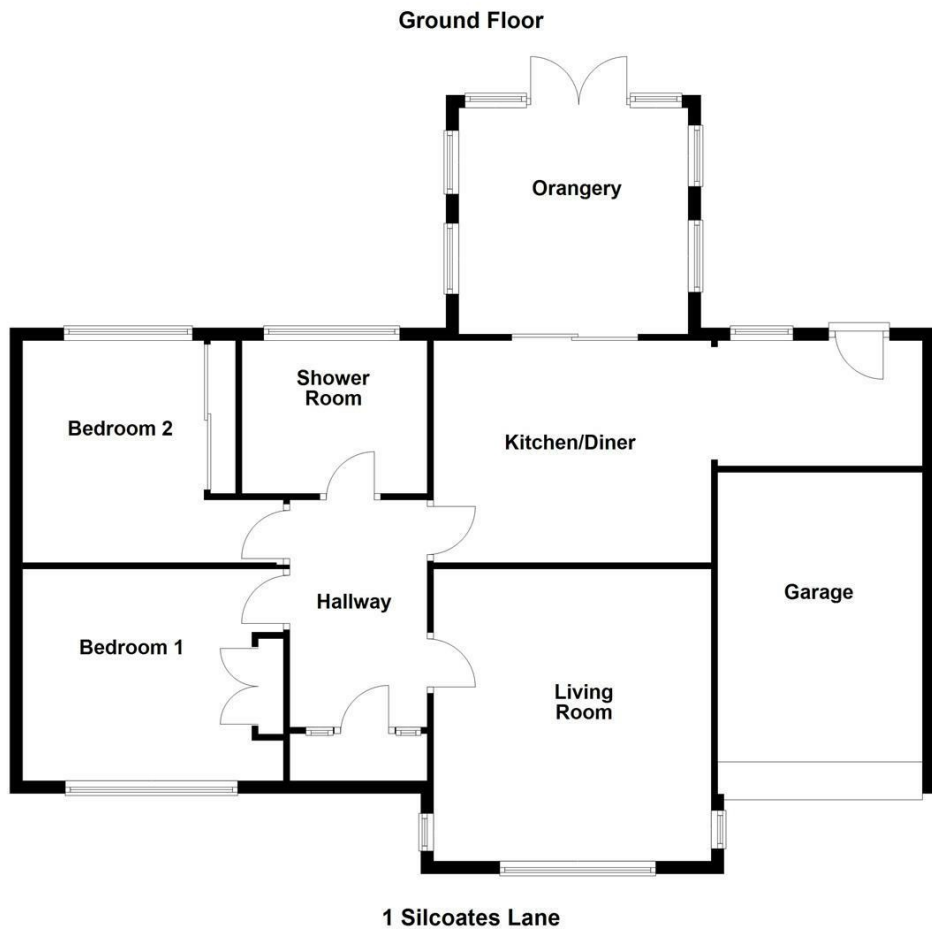


#### IMPORTANT NOTE TO PURCHASERS

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.



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01977 798 844



## 1 Silcoates Lane, Wrenthorpe, WF2 0NX

For Sale Freehold £425,000

This superbly presented and particularly spacious two bedroom detached true bungalow is located in the highly sought after village of Wrenthorpe, within easy reach of local amenities and only a short distance from Wakefield city centre. The property benefits from excellent transport links, including the M1 and M62 motorway networks, as well as access to well regarded local schools.

The accommodation briefly comprises: a welcoming entrance hall, a generously sized lounge, a modern open plan dining kitchen, a stylish shower room, and two well proportioned double bedrooms, both complete with fitted wardrobes. Externally, the property occupies a substantial plot with beautifully maintained gardens to both the front and rear. A large driveway provides ample off street parking, complemented by a garage. To the rear, the property enjoys open views towards Wakefield alongside a good sized, landscaped garden, perfect for relaxation or entertaining.

Presented in ready to move into condition, this is a rare opportunity to acquire a home of this calibre in such a desirable location. An early viewing is strongly recommended to avoid disappointment.

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ACCOMMODATION

ENTRANCE HALL

Front composite entrance door with UPVC double glazed windows to either side, leading into the entrance hallway. Central heated radiator, alarm system and pull down ladder giving access to the partially boarded loft, where the combination central heating boiler is situated. Doors lead off to the bedrooms, shower room, living room and open plan kitchen/diner.

LIVING ROOM

15'3" x 14'6" [4.67m x 4.44m]  
Spacious, light, and airy with front facing UPVC double glazed window and two side facing UPVC double-glazed windows. Carpeted flooring, feature marble fireplace with electric fire with a capped off gas supply in the chimney, coving to the ceiling, wall lighting, television point and double central heating radiator.



KITCHEN/DINER

25'8" [max] x 10'7" [max] [7.83m [max] x 3.24m [max]]  
Stylish range of wall and base units with complementary laminate block work surface over incorporating an inset 1.5 bowl ceramic sink and drainer with chrome mixer tap. Integrated electric oven and combination oven, grill and microwave, four ring induction hob with stainless steel splashback and extractor hood over. A range of integrated appliances including under counter fridge/freezer, full size dishwasher, and space/plumbing for an automatic washing machine. Tiled splashbacks, quality wood effect flooring, spotlights to the ceiling, two double central heating radiators, rear facing UPVC double glazed window and UPVC double-glazed sliding patio door leading to the orangery.



ORANGERY

12'2" x 11'11" [3.71m x 3.64m]  
Bright additional living space with side and rear facing UPVC double-glazed windows, UPVC double glazed French doors opening to the

rear garden, spotlights to the ceiling, quality wood effect flooring and two double central heating radiators.



SHOWER ROOM/W.C.

7'6" x 7'3" [2.30m x 2.21m]  
Walk in shower with glazed screen door and dual shower over, concealed system low flush w.c, vanity unit with wash basin and chrome mixer tap. Full tiling to floor and walls, chrome heated towel rail, spotlights to the ceiling, extractor fan and rear facing UPVC double glazed frosted window.



BEDROOM ONE

10'10" x 12'1" [3.32m x 3.69m]  
Front facing UPVC double glazed window, in-built wardrobes, carpeted flooring and double central heating radiator.



BEDROOM TWO

10'9" x 11'2" [3.28m x 3.41m]  
Side and rear facing UPVC double glazed windows, in-built wardrobes, carpeted flooring and double central heating radiator.



OUTSIDE

To the front, the property enjoys an attractive and well stocked garden, mainly laid to lawn with mature bed borders, together with a generous driveway providing off-street parking and access to the single garage. To the rear, there is a particularly generous and enclosed garden with excellent open views beyond. Features include paved patio seating areas, a well manicured lawn, a range of mature shrubs, plants, and trees, a useful storage shed and an additional greenhouse. The garden is enclosed with hedge and fence boundaries.



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.