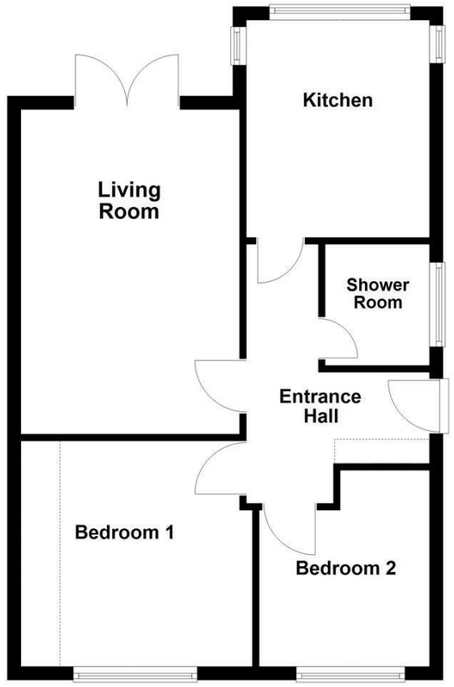
WAKEFIELD 01924 291 294 | OSSETT 01924 266 555 | HORBURY 01924 260 022
NORMANTON 01924 899 870 | PONTEFRACT & CASTLEFORD 01977 798 844

Ground Floor



320 Batley Road, Wrenthorpe, Wakefield, WF2 0AW

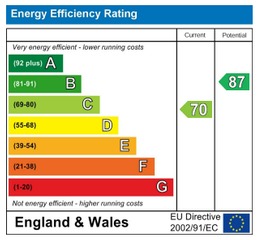
For Sale Freehold £195,000

A two bedroom semi detached bungalow situated in the sought after area of Wrenthorpe benefitting from detached garage, front and rear gardens with beautiful countryside views and Low Laithes Golf Course.

With UPVC double glazing and gas central heating, the property briefly comprises of the entrance hall leading into the shower room, living room, kitchen/breakfast room and two bedrooms. Outside there is a driveway for two vehicles leading to a detached single garage and gardens to the front and rear.

The property is close to local shops and amenities, as well as motorway links being only a short drive away, perfect for those looking to commute further afield.

The property would be ideally suited for those looking to downsize and put their own stamp on the property. A viewing comes highly recommended to fully reveal the potential on offer.



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

UPVC entrance door, central heating radiator, loft access, storage unit housing the boiler and doors to the shower room, two bedrooms, living room and kitchen.

SHOWER ROOM/W.C.

5'4" x 5'10" (1.64m x 1.79m)

Wash hand basin with mixer tap, low flush w.c. and corner shower unit with electric shower. Ladder style radiator, spotlights to the ceiling and UPVC double glazed frosted window to the side elevation.

KITCHEN/BREAKFAST ROOM

10'5" x 8'11" (3.20m x 2.74m)

Range of wall and base units with laminate work surface over, stainless steel sink and drainer with mixer tap, integrated oven with four ring gas hob and extractor fan. Space and plumbing for a washing machine and integrated fridge/freezer. Breakfast bar, UPVC double glazed windows to the sides and front elevation, spotlights and central heating radiator.

LIVING ROOM

16'5" x 10'7" (5.01m x 3.24m)

Central heating radiator, UPVC double glazed french doors to the front and electric fireplace with feature surround.

BEDROOM ONE

10'7" x 10'6" (3.25m x 3.21m)

Range of fitted wardrobes, central heating radiator and UPVC double glazed window to the rear elevation.

BEDROOM TWO

9'0" x 7'5" (min) x 9'6" (max) (2.76m x 2.28m (min) x 2.91m (max))

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

OUTSIDE

To the front is a driveway providing off road parking for two vehicles leading to the single detached garage. There is a pebbled area to the front which could provide further off road parking. To the rear is a tiered garden with paved flagged patio areas.

COUNCIL TAX BAND

The council tax band for this property is C.

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.