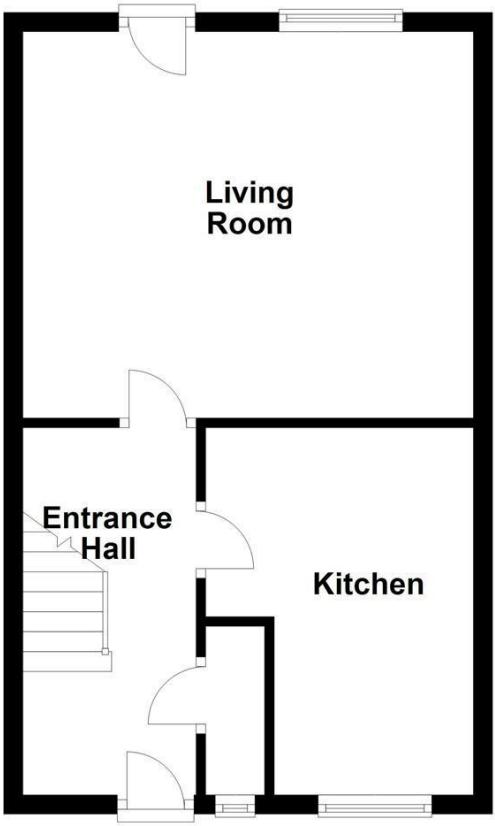
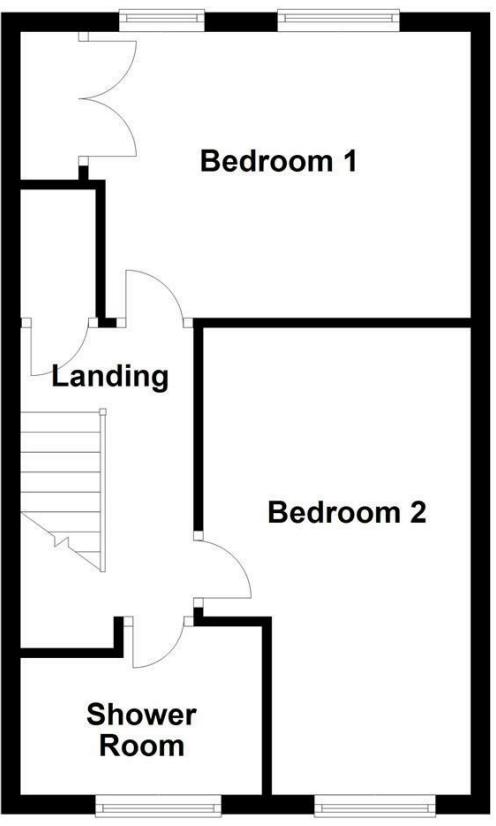


## Ground Floor



## First Floor



### IMPORTANT NOTE TO PURCHASERS

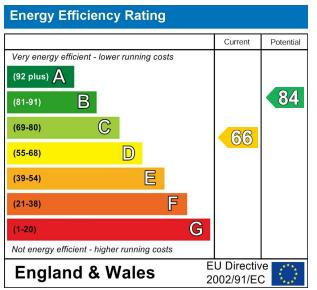
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements to enable them to obtain exact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



## 42 Valley Drive, Wrenthorpe, Wakefield, WF2 0HZ

For Sale Freehold £165,000

A superb opportunity to purchase this two bedroom semi detached house benefitting from modern shower room, ample off road parking and enclosed rear garden.

The property fully comprises of entrance hall, cloakroom cupboard, L-shaped kitchen and living room. The first floor landing leads to two double bedrooms and a modern three piece suite house bathroom/w.c. Outside to the front is an attractive lawned garden with paved pathway and concrete driveway to the side providing off road parking for two vehicles. A timber gates accesses the rear garden where there is a timber decked patio area with pebbled steps leading to the pleasant lawned garden with timber shed and water feature pond, completely enclosed on all sides.

The property is within walking distance to the local amenities and schools located nearby with main bus routes running to and from Wakefield city centre. The M1 motorway links are only a short distance away, perfect for the commuter looking to travel further afield.

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



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## ACCOMMODATION

### ENTRANCE HALL

Laminate flooring, central heating radiator, staircase to the first floor landing and doors to the kitchen, living room and cloakroom cupboard with frosted window..

### KITCHEN

9'2" [max] x 6'10" [min] x 12'7" [2.81m [max] x 2.09m [min] x 3.84m]

Range of wall and base units with laminate work surface over and perspex splash back above, 1 1/2 stainless steel sink and drainer with mixer tap, integrated double oven and grill with four ceramic hobs, glass splash back and cooker hood over. Built in wine racks, space and plumbing for a washing machine, space for a small fridge and freezer, UPVC double glazed window overlooking the front aspect with built in blind and laminate tiled floor.

### LIVING ROOM

13'2" x 15'5" [4.03m x 4.72m]

Laminate flooring, UPVC double glazed window overlooking the rear aspect, central heating radiator, timber rear door, coving to the ceiling, space for a fireplace with stone hearth and surround with stone mantle.



### FIRST FLOOR LANDING

Coving to the ceiling, central heating radiator, loft access and doors leading to two bedrooms and house bathroom/w.c. A further door to the boiler cupboard.

### SHOWER ROOM/W.C.

7'0" [max] x 4'8" [min] x 8'4" [2.15m [max] x 1.44m [min] x 2.55m]

Larger than average walk in shower cubicle with two glass sliding screens with mixer shower, pedestal wash basin with mixer tap and tiled splash back and low flush w.c. Fully tiled floor, UPVC double glazed frosted window to the front elevation, inset spotlights to the ceiling and extractor fan.



### BEDROOM ONE

11'0" x 12'6" [3.36m x 3.83m]

UPVC double glazed windows overlooking the rear elevation, central heating radiator, coving to the ceiling, laminate flooring and built in double doored wardrobe.



### BEDROOM TWO

8'11" [max] x 6'10" [min] x 16'0" [2.74m [max] x 2.09m [min] x 4.88m]

Coving to the ceiling, central heating radiator, inset spotlights to the ceiling, laminate flooring and UPVC double glazed window overlooking the front elevation.



## OUTSIDE

To the front of the property is an attractive lawned garden with paved pathway leading to the front door and a concrete driveway to the side of the property providing off road parking for two vehicles. The pleasant lawned gardens flows around the side up to a timber gate accessing the enclosed rear garden. Within the rear garden there's a timber decked patio area, attractive lawned garden, timber shed and built in water feature pond, fully 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.