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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.



WAKEFIELD  
01924 291 294

OSSETT  
01924 266 555

HORBURY  
01924 260 022

NORMANTON  
01924 899 870

PONTEFRACT & CASTLEFORD  
01977 798 844



**146 Wrenthorpe Road, Wrenthorpe, Wakefield, WF2 0HR**

**For Sale Freehold £230,000**

A superb opportunity to purchase this three bedroom detached family home benefitting from well proportioned accommodation, extended kitchen/diner, integral garage and an enclosed rear garden.

The property comprises of entrance porch, entrance hall, extended kitchen/diner, integral single garage, downstairs w.c. and living room. The first floor landing leads to three bedrooms, a three piece suite house bathroom and separate w.c. Outside to the front of the property there is a block paved driveway providing ample off road parking leading to the garage with steps leading down to a paved patio area with tiered planted borders. A paved pathway runs down the left hand side of the property through a timber gate accessing the enclosed rear garden. Within the rear garden there's three paved patio areas, tiered into three levels with planted borders.

The property is within walking distance to the local amenities and schools located within the sought after area of Wrenthorpe with main bus routes running to and from Wakefield city centre. The M1 motorway is only a short distance away, perfect for those 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 PORCH

Timber side entrance door leads into the porch. Two timber double glazed windows to either side of the door with UPVC double glazed door leading into the entrance hall.

##### ENTRANCE HALL

Staircase leading to the first floor landing, central heating radiator and doors to the kitchen/diner, downstairs w.c. and living room.

##### KITCHEN/DINER

17'2" x 8'9" (5.25m x 2.67m)

Range of wall and base units with tiled work surface over and tiled splash back above, display cabinets, integrated oven and grill with four ring gas hob and cooker hood over, space and plumbing for a washing machine, space for a fridge/freezer, stainless steel sink and drainer with chrome swan neck mixer tap and built in wine rack. Central heating radiator, partial laminate floor, UPVC double glazed bow window to the front aspect and two further UPVC double glazed windows to the side. Door providing access to the integral single garage.



##### INTEGRAL GARAGE

8'3" x 17'3" (2.52m x 5.26m)

Electric quarter panelled door to the front, power and light within.

##### LIVING ROOM

11'1" x 17'5" (3.38m x 5.31m)

UPVC double glazed windows overlooking the rear aspect, two central heating radiators, coving to the ceiling and electric fire with decorative brick stone surround and solid wooden mantle above.



##### FIRST FLOOR LANDING

Doors to three bedrooms, bathroom and separate w.c. Loft access with bi-folding wooden drop down staircase ladder.

##### BEDROOM ONE

9'6" x 8'10" (2.90m x 2.70m)

UPVC double glazed windows overlooking the front elevation, central heating radiator, coving to the ceiling and a range of fitted wardrobes to one wall.



##### BEDROOM TWO

11'1" x 10'4" (3.39m x 3.17m)

Coving to the ceiling, central heating radiator, UPVC double glazed window overlooking the rear elevation, fitted wardrobe to one wall and fitted drawers.



##### BEDROOM THREE

11'0" x 6'7" (3.37m x 2.03m)

UPVC double glazed window overlooking the rear elevation, central heating radiator and coving to the ceiling.

##### W.C.

Low flush w.c., partial tiled walls and UPVC double glazed frosted window overlooking the side elevation.

##### BATHROOM

9'6" x 3'7" (min) x 6'0" (max) (2.92m x 1.10m (min) x 1.85m (max))

Three piece suite comprising panelled bath with mixer tap, enclosed shower cubicle with bi-folding glass door and mixer shower within and vanity wash basin with two taps. Fully tiled walls, UPVC double glazed frosted window overlooking the front elevation, inset spotlights to the ceiling, central heating radiator and door providing access into the boiler cupboard housing the combi condensing boiler and fixed shelving within.



##### OUTSIDE

To the front of the property there is a block paved driveway providing off road parking with steps leading down to a front paved patio area with tiered planted borders. A paved pathway leads down the left hand side of the property and a timber gate accessing the enclosed rear garden. Within the rear garden there's two tiered paved patio areas with steps leading down to a further patio area surrounded by conifer hedges and timber panelled surround fences. A small timber cupboard door provides access to the under dwelling providing outside storage.



##### 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.