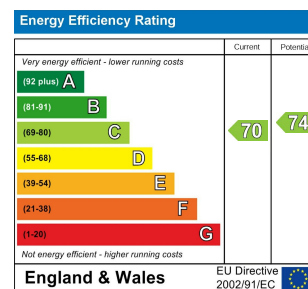
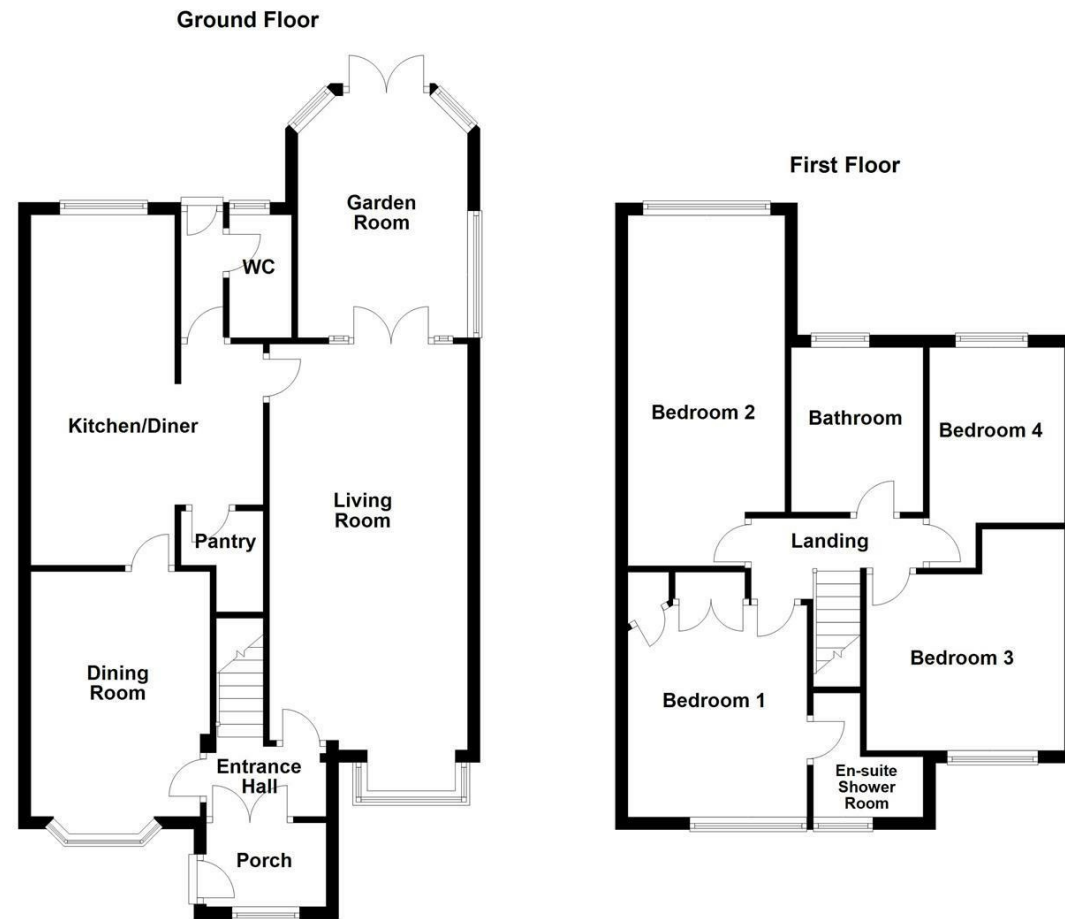




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5 The Mount, Wrenthorpe, Wakefield, WF2 0NZ

For Sale Freehold £450,000

An extended detached family home, which benefits from four double bedrooms, modern bathroom/w.c., bedroom one with fitted wardrobes and en suite shower room/w.c., two reception rooms, garden room and attractive gardens.

The accommodation fully comprises front porch, entrance hall, living room, separate dining room, garden room, extended kitchen diner with pantry cupboard, rear porch and downstairs w.c. To the first floor there are four double bedrooms, the main bedroom with fitted wardrobes and en suite shower room/w.c. in addition to the main house bathroom/w.c. Outside there is an attractive lawned garden with hedges, a tarmac driveway provides off road parking and leads to the single detached garage with manual up and over door, power and light. To the rear there is an attractive lawned garden with pebbled area and is enclosed.

Located in the sought after area of Wrenthorpe with local bus routes traveling to and from Wakefield city centre, the M1 and M62 motorway links are only a short distance away ideal for the commuter looking to travel further afield and only a full internal inspection will reveal all that is on offer at this quality home and an early viewing comes highly recommended.

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*

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Please ring us to arrange a mortgage advice appointment.

*your home may be repossessed if you do not keep up repayments on your mortgage

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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.

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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

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ACCOMMODATION

ENTRANCE PORCH

UPVC double glazed door leads into the porch. Oak flooring, coving to the ceiling, loft access with power, UPVC double glazed window to the front, central heating radiator and glazed double doors into the entrance hall.

ENTRANCE HALL

Coving to the ceiling, central heating radiator, staircase leading to the first floor landing, glazed oak doors leading to the dining room and living room.

LIVING ROOM

20'10" x 10'5" [6.36m x 3.19m]

UPVC double glazed window to the front aspect, two central heating radiators, coving to the ceiling, living flame effect gas fire on a marble hearth with matching interior and solid wooden decorative surround. Glazed oak door into the kitchen diner, glazed French doors into the garden room with single glazed windows to either side, three wall lights.

GARDEN ROOM

12'8" x 7'8" [3.88m x 2.35m]

Three timber framed Velux windows to the pitched sloping ceiling, tinted double glazed self cleaning roof, UPVC double glazed French doors to the rear, UPVC double glazed windows, solid wooden flooring, power.



KITCHEN DINER

18'6" x 12'10" max x 7'8" min [5.65m x 3.92m max x 2.34m min]

A range of wall and base units with laminate work surface over, tiled splashback above, 1 1/2 stainless steel sink and drainer with mixer tap, plumbing and drainage for a dishwasher, plumbing and drainage for a washing machine, Rayburn Range cooker with ceramic hobs and back boiler system. UPVC double glazed window to the rear, central heating radiator, space for electrical undercounter appliance such as a dryer, display cabinets, downlights to the wall cupboards, door into the pantry with fixed shelving, power and light. Glazed oak door into the separate dining room and a further solid wood door into the rear porch. Space for fridge freezer.



DINING ROOM

12'5" x 9'7" [3.79m x 2.93m]

UPVC double glazed box window to the front, central heating radiator, coving to the ceiling.

REAR PORCH

UPVC double glazed stable door into the rear garden, loft access with power, central heating radiator and door into the downstairs w.c.

DOWNSTAIRS W.C.

3'3" x 5'4" [1.01m x 1.65m]

Two piece suite comprising low flush w.c. with concealed cistern, ceramic curved wash basin with chrome mixer tap built into granite work surface with vanity cupboard below. Partial timber clad walls, chrome ladder style radiator, solid wooden flooring, UPVC double glazed frosted window to the rear.

FIRST FLOOR LANDING

Loft access via bi-folding wooden staircase. The loft is part boarded with light. Doors to the bedrooms and bathroom/w.c.

BEDROOM ONE

11'0" x 9'7" [3.37m x 2.93m]

UPVC double glazed window to the front elevation, central heating radiator, range of fitted wardrobes to one wall, fitted dressing table and bedside tables. Door into the en suite shower room/w.c. Storage cupboard over bulkhead.



EN SUITE SHOWER ROOM/W.C.

6'5" x 5'2" max x 2'3" min [1.98m x 1.59m max x 0.7m min]

Ceramic wash basin with chrome mixer tap set in to a laminate work surface with vanity cupboards with chrome handles below, vanity mirror with shaver socket point, low flush w.c., enclosed shower cubicle with rain shower head, mixer shower, shower attachment and Jacuzzi tiled jets. Tiled walls, chrome ladder style radiator, UPVC double glazed frosted window to the front.

BEDROOM TWO

17'10" x 8'3" max x 6'5" min [5.45m x 2.54m max x 1.96m min]

Coving to the ceiling, central heating radiator, UPVC double glazed window to the rear elevation.



BEDROOM THREE

10'7" x 11'8" max x 9'3" min [3.25m x 3.57m max x 2.84m min]

UPVC double glazed window to the front elevation, coving to the ceiling, central heating radiator.

BEDROOM FOUR

7'5" x 10'9" max x 8'5" min [2.28m x 3.30m max x 2.58m min]

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

BATHROOM/W.C.

7'10" x 6'11" [2.41m x 2.13m]

Curved corner bath with mixer bath, corner shower cubicle with mixer shower, pedestal wash basin with mixer tap, low flush w.c., chrome ladder style radiator, tiled walls, shaver socket point, UPVC double glazed frosted window to the rear, inset spotlights to the ceiling.

OUTSIDE

To the front of the property there is an attractive lawned garden with hedge borders, a tarmac driveway at the side and continues down the side to the detached garage with manual up and over door, power, light and single glazed window at the side, which provides off road parking for at least four vehicles. A timber gate at the other side provides access to a pebbled pathway into the rear garden. Outside lighting. The rear garden has an attractive lawn with paved pathway, outside tap, outside power socket and outside light. Walling, cast iron railings and fenced surrounds.



EPC RATING

To view the full Energy Performance Certificate please call into one of our local offices.

COUNCIL TAX BAND

The council tax band for this property is E

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.