



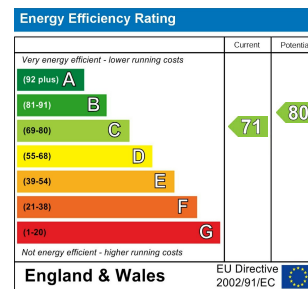
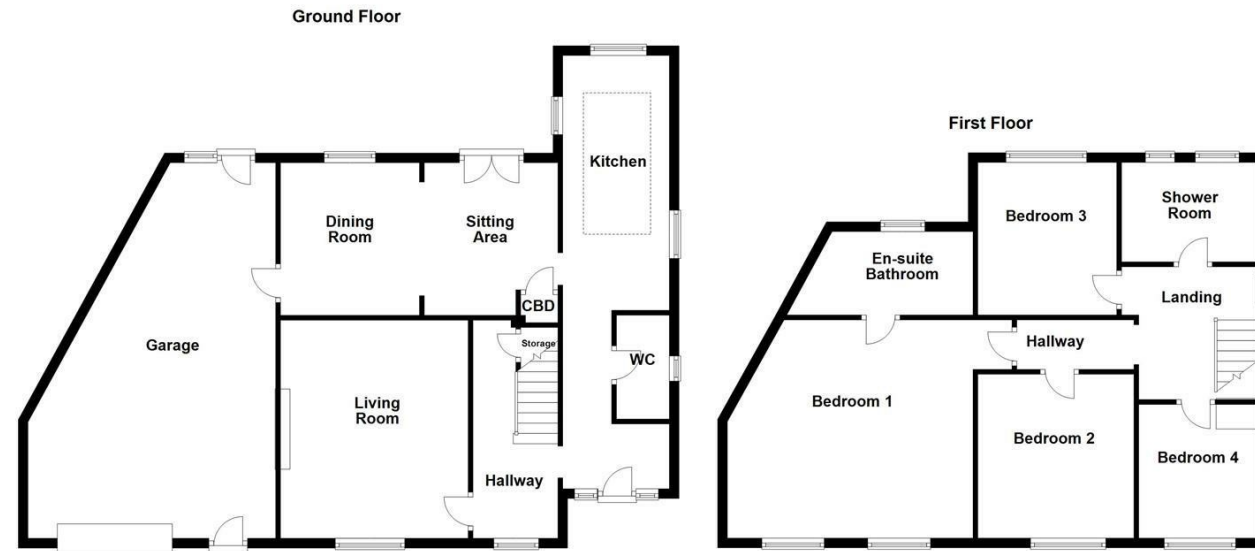
WAKEFIELD  
01924 291 294

OSSETT  
01924 266 555

HORBURY  
01924 260 022

NORMANTON  
01924 899 870

PONTEFRACT & CASTLEFORD  
01977 798 844



**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.



**103 Lyndale Drive, Wrenthorpe, Wakefield, WF2 0NG**

**For Sale Freehold £465,000**

Situated on the sought after part of Wrenthorpe and occupying an enviable position is this simply stunning four bedroom detached executive home which has been substantially extended over the years by the current owners incorporating high specification of kitchen and bathrooms.

The property briefly comprises of the kitchen, downstairs w.c., further hallway leading to the living room, dining room, sitting area and integral double garage. The first floor landing leads to two bedrooms and shower room with further hallway leading to two further bedrooms, with the principal bedroom boasting en suite bathroom/w.c. Outside to the front is a generously proportioned block paved driveway providing off road parking for six/seven vehicles or a caravan leading to the integral garage with electric roller door. To the rear the garden is lawned with a raised composite decked area with English solid oak veranda overlooking the rear garden. There is a further raised stone paved patio area, perfect for outdoor dining and entertaining, fully enclosed by timber fencing.

Situated in a popular part of Wrenthorpe, the property is well placed to local amenities including shops and schools with local bus routes nearby and good access to the motorway network.

All in all, a full internal and external appraisal comes highly recommended to fully appreciate everything this stunning home to offer and to avoid disappointment.



#### ACCOMMODATION

##### KITCHEN

29'5" x 7'5" [max] x 3'8" [min] [8.97m x 2.27m [max] x 1.14m [min]]  
Range of modern wall and base units with granite work surface over, 1 1/2 ceramic sink and drainer with mixer tap and tiled splash back, space and plumbing for a cooker and American style fridge/freezer. Integrated Bosch dishwasher, UPVC frosted double glazed front door leading into the kitchen. Opening into a hallway, doors to the sitting area and downstairs w.c. Central heating radiator, UPVC double glazed windows to the side and rear and large skylight.

##### W.C.

3'1" x 7'0" [0.95m x 2.14m]  
UPVC double glazed frosted window to the side, chrome ladder style radiator, low flush w.c., ceramic wash basin built into storage unit with mixer tap, extractor fan and partially tiled.

##### HALLWAY

Stairs to the first floor landing, understairs storage cupboard, central heating radiator, UPVC double glazed window to the front and doors the living room and sitting area.

##### LIVING ROOM

12'9" x 14'10" [3.89m x 4.54m]  
UPVC double glazed window to the front, central heating radiator, coving to the ceiling and ceiling rose. Decorative fireplace with slate hearth, tiled surround and wooden mantle.



##### SITTING AREA

9'1" x 10'4" [max] x 9'1" [min] [2.77m x 3.15m [max] x 2.78m [min]]  
Coving to the ceiling, set of UPVC double glazed French doors leading out to the rear garden, an opening through to the dining room, dado rail and central heating radiator. Door to a storage cupboard.

##### DINING ROOM

9'4" x 10'5" [2.85m x 3.2m]  
UPVC double glazed window to the rear, dado rail, coving to the ceiling, door to the garage and central heating radiator.



##### GARAGE

25'8" x 16'10" [max] x 6'11" [min] [7.84m x 5.15m [max] x 2.11m [min]]  
UPVC double glazed front door and UPVC double glazed frosted door and window to the rear. Central heating radiator, electric roller door, power and light.

##### FIRST FLOOR LANDING

Loft access, UPVC double glazed window to the side, coving to the ceiling and doors to two bedrooms, the house shower room and an opening to a further hallway.

##### BEDROOM THREE

10'5" x 9'4" [3.19m x 2.87m]  
UPVC double glazed window to the rear, central heating radiator and coving to the ceiling.



##### BEDROOM FOUR

9'1" x 8'0" [max] x 4'7" [min] [2.79m x 2.46m [max] x 1.4m [min]]  
Coving to the ceiling, central heating radiator, UPVC double glazed window to the front and overstairs fitted storage.

##### SHOWER ROOM/W.C.

9'1" x 7'4" [2.79m x 2.26m]  
Two UPVC double glazed windows to the rear, chrome ladder style radiator, concealed low flush w.c., ceramic wash basin built into storage unit with mixer tap and LED mirror, shower cubicle with overhead shower attachment and spotlights to the ceiling. Fully tiled walls.



##### HALLWAY

Coving to the ceiling and doors to two further bedrooms.

##### BEDROOM ONE

14'6" x 16'7" [max] x 14'6" [min] [4.43m x 5.08m [max] x 4.44m [min]]  
Coving to the ceiling, two UPVC double glazed windows to the front, frosted glass door leading to the en suite bathroom and two chrome column radiators.



##### EN SUITE BATHROOM/W.C.

5'8" x 10'10" [1.73m x 3.31m ]  
UPVC double glazed frosted window to the rear, column central heating radiator, concealed low flush w.c., ceramic wash basin built into storage unit with mixer tap and LED mirror. Bath with mixer tap and shower attachment. Fully tiled walls and partial spotlights to the ceiling.



##### BEDROOM TWO

11'1" x 10'7" [3.39m x 3.24m]  
Coving to the ceiling, UPVC double glazed window to the front and central heating radiator.

##### OUTSIDE

To the front of the property there is a block paved driveway providing off road parking for six/seven vehicles leading to integral garage with electric roller door. The front garden incorporated pebbled and planted features surrounded by walls and timber fencing. Whilst to the rear, the garden is lawned incorporating raised composite decking area with English solid oak veranda and further raised stone paved patio area, perfect for outdoor dining and entertaining purposes, fully enclosed by timber fencing.



##### PLEASE NOTE

There is a solar panel system which was installed approximately 12 months ago.

##### COUNCIL TAX BAND

The council tax band for this property is D.

##### 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.