



**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.



WAKEFIELD  
01924 291 294

OSSETT  
01924 266 555

HORBURY  
01924 260 022

NORMANTON  
01924 899 870

PONTEFRACT & CASTLEFORD  
01977 798 844



**9, Southview Drive, Wrenthorpe, WF2 0GN**

**For Sale Freehold £375,000**

Occupying a fantastic location on a modern cul-de-sac is this superbly presented three bedroom detached property benefitting from detached garage, driveway parking and rear garden with summerhouse.

The property briefly comprises of entrance porch, downstairs w.c., open plan kitchen/dining room and living room. The first floor landing leads to three bedrooms (with bedroom one boasting en suite shower room/w.c.) and the main house bathroom/w.c. Externally the property has driveway parking and detached garage to the front with well maintained rear garden with summerhouse.

Situated in Wrenthorpe the property is ideally located for the M1 motorway, perfect for those looking to travel further afield. Main bus routes run to and from Wakefield city centre.

Done to a superb standard and ready to move into, a viewing comes highly recommended.



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**ACCOMMODATION**

**ENTRANCE PORCH**

Central heating radiator and doors leading through to the downstairs w.c. and kitchen/diner.

**W.C.**

6'0" x 2'11" [1.85m x 0.89m]

UPVC double glazed frosted window to the front elevation. Two piece suite comprising wash hand basin with mixer tap and low flush w.c. Partial tiled splash back, central heating radiator and extractor fan to the ceiling.

**KITCHEN/DINER**

24'6" [max] x 15'2" [7.48m [max] x 4.64m ]

UPVC double glazed box window to the front, central heating radiator, space for a dining table and chairs. Recently renovated modern fitted kitchen with an array of hand made bespoke wood wall and base units with quartz worktops, central island with inset sink and drainer unit and storage units. Floor to ceiling units, integrated double oven, integrated induction hob with cooker hood and splash back. Space for an American style fridge/freezer, spotlights to the ceiling, understairs storage cupboard housing the dryer. Sliding doors leading to the living room, staircase leading to the first floor landing and UPVC double glazed frosted window to the side.



**LIVING ROOM**

16'2" x 12'4" [4.93m x 3.76m]

Bi-folding doors to the rear garden, feature log burner and two central heating radiators.



**FIRST FLOOR LANDING**

UPVC double glazed window to the side elevation, central heating radiator, built in storage cupboard housing the boiler and access to three bedrooms and family bathroom.

**BEDROOM ONE**

14'0" [max] x 12'7" including wardrobe space [4.29m [max] x 3.86m including wardrobe space]

UPVC double glazed window to the front elevation, central heating radiator and fitted wardrobes to one side. Door leading to en suite shower room.



**EN SUITE SHOWER ROOM/W.C.**

7'4" [max] x 6'2" [2.24m [max] x 1.89m]

UPVC double glazed frosted window to the front elevation. Three piece suite comprising shower cubicle with inset waterfall style shower head and glass screen, wash hand basin with mixer tap and low flush w.c. Partially tiled walls, chrome style ladder radiator, spotlights and extractor fan to the ceiling.



**BEDROOM TWO**

13'1" x 8'11" [4.01m x 2.74m]

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



**BEDROOM THREE**

9'2" x 6'10" [2.80m x 2.10m]

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

**BATHROOM/W.C.**

7'6" x 6'10" [2.29m x 2.09m]

UPVC double glazed frosted window to the side elevation. Three piece suite comprising inset waterfall shower head over the bath, wash hand basin with mixer tap and low flush w.c. Fully tiled over the bath and shower and chrome style ladder radiator. Spotlights and extractor fan to the ceiling.



**OUTSIDE**

To the front of the property there is driveway parking with ample space for two cars and a

detached garage with up and over door and power and light. A low maintenance soil and bush and shrubby border with pathway leading to the front of the property. There is side access to the rear garden. Within the rear garden there is a low maintenance lawn with a bush and shrub border, pebbled border to the side and flagged patio seating area. There is a summerhouse, currently used as a sitting room and space for a storage shed.



**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.