



WAKEFIELD  
01924 291 294

OSSETT  
01924 266 555

HORBURY  
01924 260 022

NORMANTON  
01924 899 870

PONTEFRACT & CASTLEFORD  
01977 798 844



### 3 Wren Green Way, Wrenthorpe, Wakefield, WF2 0FU

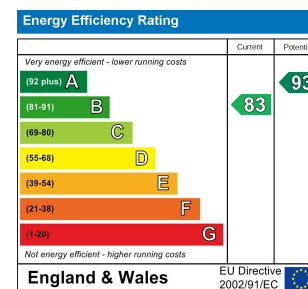
For Sale Freehold £395,000

Superbly appointed throughout and originally built by Taylor Wimpey is this fantastic four bedroom detached family home, beautifully presented throughout and benefiting from well proportioned accommodation including ample reception space, four good size bedrooms and modern fitted kitchen and bathrooms.

The accommodation briefly comprises of a welcoming entrance hall, downstairs w.c., living room with French doors out into the garden, kitchen dining room bathed in natural light and access to the utility. To the first floor there are four bedrooms, the main bedroom with en suite shower room/w.c. in addition to the main house bathroom/w.c. Outside to the front there is a lawned and pebbled area with paved pathway, whilst to the rear there is a tarmac driveway providing off road parking and leading to the single detached garage. The main garden is to the side and is enclosed by walls and fencing, the garden is mainly laid to lawn with paved patio area.

This property would make an ideal home for the growing family looking in the Wrenthorpe area. Ideally located for amenities and transport links. Wrenthorpe plays host to a range of amenities including shops, schools, local bus routes and is nearby to Outwood train station as well as good access to the M1 motorway, which is ideal for the commuter.

A full internal inspection will show all that is on offer at this stunning home and an early viewing comes highly advised.



**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.

**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



## ACCOMMODATION

### ENTRANCE HALL

Composite front door with frosted pane, central heating radiator, stairs providing access to the first floor landing, two storage cupboards, doors to the w.c., living room and kitchen dining room.

### W.C.

2'11" x 5'2" (0.89m x 1.6m)

Central heating radiator, low flush w.c., pedestal wash basin with mixer tap and tiled splashback, spotlights to the ceiling, extractor fan.

### LIVING ROOM

11'3" x 19'9" (3.44m x 6.03m)

Two central heating radiators, UPVC double glazed window to the front, UPVC double glazed French doors with two UPVC double glazed windows to either side opening onto the garden.



### KITCHEN DINING ROOM

19'7" x 11'8" max x 9'1" min (5.98m x 3.57m max x 2.77m min)

Three UPVC double glazed windows (one to the front and two to the side), opening into the utility and a central heating radiator. A range of modern wall and base units with laminate work surface over, 1 1/2 stainless steel sink and drainer with mixer tap, four ring gas hob with integrated extractor hood over, integrated Zanussi double oven, integrated fridge freezer, integrated Zanussi dishwasher, tiled splashback and spotlights to the ceiling. Ideal boiler housed.



### UTILITY

6'6" x 4'8" (2m x 1.43m)

Composite door with double glazed pane leading to the rear. Central heating radiator, wall units, laminate work surface over, space and plumbing for a washing machine and a tumble dryer/ Spotlights to the ceiling.

### FIRST FLOOR LANDING

Loft access, central heating radiator, doors to four bedrooms and the house bathroom/w.c. Storage cupboard housing the water tank.

### BEDROOM ONE

11'5" x 11'1" max x 9'10" min (3.49m x 3.4m max x 3.02m min)

Fitted wardrobes, central heating radiator, UPVC double glazed window to the side, door to the en suite shower room/w.c.



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

6'4" x 4'5" (1.95m x 1.37m)

Chrome ladder style central heating radiator, spotlights to the ceiling, extractor fan, low flush w.c., wall mounted wash basin with mixer tap, mains fed shower head attachment with shower screen. Partially tiled.



### BEDROOM TWO

9'9" x 11'11" (2.98m x 3.64m)

UPVC double glazed window to the side, central heating radiator.



### BEDROOM THREE

9'7" x 10'0" max x 8'6" min (2.93m x 3.05m max x 2.6m min)

Two UPVC double glazed windows (front and side), central heating radiator.

### BEDROOM FOUR

8'3" x 10'1" max x 7'11" min (2.53m x 3.09m max x 2.43m min)

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

### HOUSE BATHROOM/W.C.

6'0" x 6'7" (1.84m x 2.01m)

Spotlights to the ceiling, extractor fan, frosted UPVC double glazed window to the front, chrome ladder style central heating radiator, low flush w.c., wall mounted wash basin with mixer tap, panelled bath with mixer tap and shower head attachment. Partially tiled.



### OUTSIDE

Tarmac driveway providing off road parking for two vehicles to the rear of the property and leads to the single detached garage with manual up and over door, power and light. Paved steps and a lawned area. At the front of the property there is lawn with pebbled area and paved pathway to the front door. The enclosed garden is mainly laid to lawn and features planted areas, paved patio area ideal for outdoor dining and entertaining purposes with timber fencing.



### COUNCIL TAX BAND

The council tax band for this property is E

### EPC RATING

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

### 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.