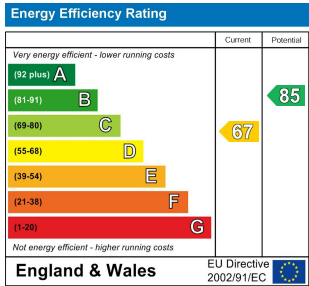


**IMPORTANT NOTE TO PURCHASERS**  
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements 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.



<b>WAKEFIELD</b> 01924 291 294	<b>OSSETT</b> 01924 266 555	<b>HORBURY</b> 01924 260 022
<b>NORMANTON</b> 01924 899 870	<b>PONTEFRACT &amp; CASTLEFORD</b> 01977 798 844	



## 16 The Orchard, Wrenthorpe, Wakefield, WF2 0LL

### For Sale Freehold £250,000

Enjoying a cul-de-sac location is this two bedroom semi detached bungalow benefitting from conservatory, modern fitted kitchen and shower room, ample off road parking and attractive front and rear gardens.

With UPVC double glazing and gas central heating, the property briefly comprises of the modern kitchen, lounge/diner with feature fireplace, inner hallway leading to two double bedrooms, conservatory and three piece suite modern shower room/w.c. Outside to the front is an attractive lawned front garden and a tarmacadam driveway providing off road parking for at least three vehicles leading to the single detached garage. To the rear garden there's a paved patio area with timber pergola over and pleasant lawned garden with paved pathway running parallel to the side. Behind the garage is a second paved patio area and two raised planted beds with mature bushes and trees within. The rear garden is surrounded by timber fences on all three sides.

Wrenthorpe is host to a good range of amenities including shops and schools, whilst daily access to the Leeds and further afield can be had via the M1 motorway, which is only a short distance away.

We strongly recommend an internal inspection at your earliest convenience to avoid disappointment.





#### ACCOMMODATION

##### KITCHEN

6'11" [max] x 5'6" [min] x 15'2" [2.11m [max] x 1.69m [min] x 4.64m]  
UPVC side entrance door leading into the kitchen. Range of wall and base high gloss units with laminate work surface over and tiled splash back. Stainless steel sink and drainer with mixer tap, plumbing and drainage for a washing machine and space for a fridge/freezer. Central heating radiator, UPVC double glazed windows to the front and side aspect, plumbing and drainage for a slimline dishwasher, integrated oven and grill with four ring gas hob with cooker hood. Display cabinets with glass shelving and frosted windows, laminate tiled floor and combi condensing boiler is housed within one of the cupboards. Timber door providing access into the lounge/diner.

##### LOUNGE/DINER

12'1" [max] x 10'9" [min] x 16'5" [3.70m [max] x 3.29m [min] x 5.02m]  
Coving to the ceiling, central heating radiator, UPVC double glazed window overlooking the front aspect and electric fire on a marble hearth with marble matching interior and wooden decorative surround. Timber door providing access into the inner hallway.



##### HALLWAY

Loft access and doors providing access to the modern shower room, two bedrooms and built in cloak cupboard with fixed shelving within.

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

5'4" x 6'0" [1.65m x 1.83m]  
Three piece suite comprising curved corner shower cubicle with mixer shower within, low flush w.c. and wash basin built into vanity drawers with chrome mixer tap. Fully tiled walls and floor, UPVC cladding with chrome strips to the ceiling, extractor fan, dark grey ladder style radiator and UPVC double glazed frosted window overlooking the side aspect.



##### BEDROOM TWO

8'5" x 8'7" [2.59m x 2.62m]  
UPVC double glazed window overlooking the rear aspect and central heating radiator.



##### BEDROOM ONE

11'6" x 9'1" up to fitted wardrobes [3.52m x 2.78m up to fitted wardrobes]  
Two double fitted wardrobes providing a wealth of storage, central heating radiator and a set of UPVC double glazed French doors with windows either side leading into the conservatory.



##### CONSERVATORY

8'9" x 9'4" [2.69m x 2.85m]  
Half brick built base with UPVC double glazed windows on three sides and a set of UPVC double glazed French doors leading out to the rear garden. Laminate flooring, central heating radiator and power and light.

##### OUTSIDE

To the front is an attractive lawned front garden with mature blossom tree within and a tarmacadam driveway running down the side of the property providing off road parking for at least three vehicles leading to the single detached garage with electric up and over door to the front and an opening into the rear garden. Within the rear garden there's a paved patio

area with timber pergola over and pleasant lawned garden with paved pathway running parallel to the side. Behind the garage is a second paved patio area and two raised planted beds with mature bushes and trees within. The rear garden is surrounded by timber fences on all three sides.



##### COUNCIL TAX BAND

The council tax band for this property is B.

##### FLOOR PLAN

This floor plan is intended as a rough guide only and is not to be intended as an exact representation and should not be scaled. We cannot confirm the accuracy of the measurements or details of this floor plan.

##### 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.