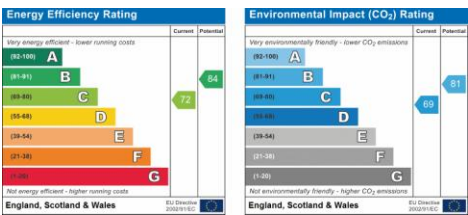


VIEWINGS

To view please contact our Wakefield office and they will be pleased to arrange a suitable appointment.



Wakefield 01924 291294	Pontefract 01977 798844	Horbury 01924 260022	Ossett 01924 266555	Normanton 01924 899870
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OTHER INFORMATION

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.

In all our property sales brochures there is a 6" measurement tolerance. 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.

FREE VALUATION

If you are thinking of a move then take advantage of our FREE valuation service, telephone any of our five offices for a prompt and efficient service with the knowledge that RICHARD KENDALL has been selling houses for the people of Wakefield for over 45 years and now selling and renting houses in Pontefract.

MORTGAGES

Did you know that we have our own specialist mortgage consultants who can provide you with independent advice and information regarding your house purchase and everything it entails, from budget planning to finding the best mortgage deal available to you*. Contact Vince Hickman on 01924 339572 or contact vince@mortgagesolutionsofwakefield.co.uk or Sharon Dorsett on 01924 266555 sharon@mortgagesolutionsofwakefield.co.uk, www.mortgagesolutionsofwakefield.co.uk

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

MAILING LIST

Make sure that you keep up to date with all new properties in your price range and the particular area you have in mind and register your requirements with our office. These will be mailed to you every week.

Also the Richard Kendall Estate Agent magazine is sent to all applicants on our mailing list FREE OF CHARGE

REMEMBER WE GUARANTEE PERSONAL SERVICE WITH QUALIFIED AND EXPERIENCED STAFF IN EACH OF OUR FIVE OFFICES

11 Southfield Close, Wrenthorpe, Wakefield, WF2 0JE

For Sale Freehold £179,950

Deceptive from the main roadside is this most attractive and spacious four bedroom semi detached family home boasting accommodation over three levels.

Benefiting from UPVC double glazing, gas central heating, recently re-decorated and re-carpeted, the accommodation fully comprises of entrance porch/cloaks, modern kitchen, inner hallway, downstairs w.c., spacious lounge diner, first floor landing, three well proportioned double bedrooms and a superb modern house bathroom/w.c. A doorway and staircase from the first floor leads to the second floor bedroom four. Outside, there is a low maintenance pebbled garden to the front, a driveway providing off street parking, lawned garden to the side and an enclosed lawned garden to the rear incorporating flagged patio area. In addition, there is also a further flagged off road parking area to the side.

Wrenthorpe plays host to a range of amenities including shops and schools. A superb family home, which deserves an early viewing to fully appreciate the accommodation on offer and to avoid any disappointment.



OPEN 7 DAYS A WEEK



ACCOMMODATION

ENTRANCE PORCH/CLOAKS

5' 3" x 4' 11" (1.61m x 1.51m)

UPVC side entrance door, slate tiled floor, UPVC double glazed window to the front, radiator, coving to the ceiling, doorway leading through to the modern fitted kitchen.

KITCHEN

9' 2" x 11' 8" (2.81m x 3.57m)

A range of modern fitted wall and base units with laminate work surface over incorporating 1 1/2 stainless steel sink and drainer with mixer tap, space and plumbing for slimline dishwasher, integrated fridge and freezer, integrated Baumatic oven and grill, Baumatic combi microwave, four ring stainless steel gas hob with feature stainless steel cooker hood above, plumbing for automatic washing machine, space for condensing dryer, combination boiler, UPVC double glazed window to the front, slate tiled flooring, radiator, coving to the ceiling and part tiled walls. Door to the inner hallway.



INNER HALLWAY

Tiled floor, stairs to the first floor landing, doors to downstairs w.c. and lounge diner.

DOWNSTAIRS W.C.

White low flush w.c. and wash basin. Fully tiled floor, UPVC double glazed window to the side.

LOUNGE DINER

20' 1" x 11' 11" (6.13m x 3.64m)

UPVC double glazed window to the rear, UPVC sliding patio door to the rear, coving to the ceiling, two radiators, door to the understairs storage.



FIRST FLOOR LANDING

Recess ceiling spotlights, radiator, doors to three bedrooms and bathroom/w.c. Door with staircase leading to bedroom four.

HOUSE BATHROOM/W.C.

11' 8" x 8' 2" (3.58m x 2.49m)

Stunning house bathroom comprising of a four piece suite of low flush w.c., oak base unit with granite work surface incorporating twin sinks, larger than average panelled bath, fully Travertine tiled walls to the walk in shower with feature mixer shower and rain water head. Part Travertine tiled walls and Travertine tiled floor. UPVC double glazed frosted window to the rear and head chrome towel radiator.



MASTER BEDROOM

11' 8" x 9' 1" (3.56m x 2.79m)

UPVC double glazed window to the front, radiator and built in wardrobes.



BEDROOM TWO

8' 9" x 9' 8" (2.68m x 2.96m)

UPVC double glazed window to the rear, radiator and built in wardrobes to one wall.



BEDROOM THREE

12' 6" x 8' 2" (3.82m x 2.49m)

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

STAIRCASE LEADING TO THE ROOM IN THE ROOF/BEDROOM FOUR

19' 1" x 10' 8" (5.83m x 3.26m)

Sloping roof. Radiator, access into the eaves and two double glazed skylight Velux windows to the front.



OUTSIDE

To the rear there is an enclosed lawned garden incorporating flagged patio area, driveway provides off road parking leading to the integral garage with up and over door. Low maintenance pebbled garden to the front and lawned garden to the side. There is a further flagged off street parking area at the side of the property with space for two cars.



EPC RATING

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

LAYOUT 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.

