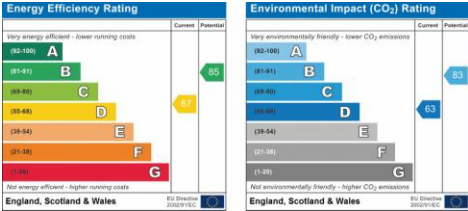
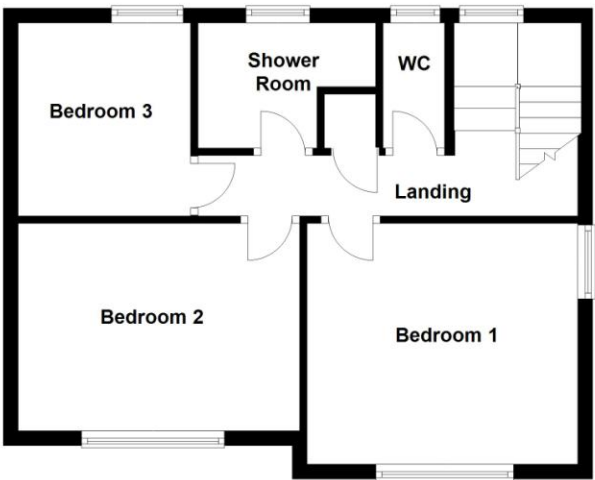
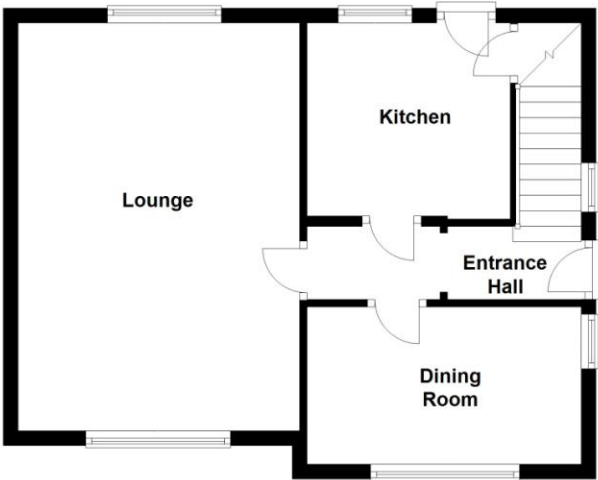


LAYOUT PLANS

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.

Ground Floor

First Floor



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



Wakefield 01924 291294	Pontefract 01977 798844	Horbury 01924 260022	Ossett 01924 266555	Normanton 01924 899870
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5 Mount Avenue, Wrenthorpe, Wakefield, WF2 0QQ
For Sale Freehold £185,000

Deceptively spacious semi-detached family home situated in a cul-de-sac location with two reception rooms, three bedrooms and enjoying far reaching roof top views to the rear a full inspection is strongly advised.

The accommodation briefly comprises the following; side entrance hall, lounge, separate dining room, kitchen, to the first floor three well-proportioned bedrooms, shower room and separate w.c. Outside the property offers a generous corner plot. The front of the property provides a lawned garden area with planted borders. A tarmac driveway provides off road parking leading to a detached garage. To the rear a further lawned area and enjoying far reaching roof top views.

The property is offered for sale with no chain involved and immediate vacant possession. The interior also offers gas central heating and PVCU double glazing

Wrenthorpe is host to a good range of amenities including shops and schools, whilst, daily access to 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



OPEN 7 DAYS A WEEK



ACCOMMODATION

ENTRANCE HALLWAY

Side UPVC entrance door with a moon shaped frosted double glazed panelled insert leading into a spacious entrance hallway. Staircase off to the first floor, fixed cloaks cupboard, UPVC double glazed window to the side elevation, central heating radiator, panelled door off with frosted glazed inserts providing access to the lounge, formal dining room and kitchen.

LOUNGE

12'5" x 18'1" (3.81m x 5.53m)

Coving to the ceiling, two wall light points, two UPVC double glazed windows (one to the front and one to the rear - the rear window enjoy far reaching rooftop views), two central heating radiators, living flame gas fire on a stone hearth with stone decorative surround.



FORMAL DINING ROOM

12'2" x 6'11" (3.71m x 2.13m)

UPVC double glazed windows on a dual aspect to the front and side elevation, central heating radiator.

KITCHEN

8'9" x 9'0" max (2.67m x 2.75m)

UPVC double glazed window to the rear elevation, UPVC rear entrance door with a moon shaped frosted double glazed panelled insert, fixed base units with laminate work surface, stainless steel sink with drainer section and mixer tap, partially tiled walls, space for a tall fridge freezer, space with electric point for freestanding oven and hob, space with plumbing and drainage for an under counter automatic washer, Karndean style floor covering, panelled door off to an understairs storage cupboard pantry with fixed shelving.



STAIRCASE TO HALF LANDING

UPVC double glazed window to the rear elevation, access to three bedrooms, house bathroom and separate w.c. Water cylinder cupboard with fixed shelving above.

BEDROOM ONE

12'2" x 11'1" (3.71m x 3.39m)

UPVC double glazed windows on a dual aspect to the front and side elevation (the side elevation window enjoying far reaching rooftop views), central heating radiator. The measurement includes fixed wardrobe unit with five panelled door (central mirror section) equipped with shelving and rail space.



BEDROOM TWO

12'5" x 9'1" (3.81m x 2.78m)

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



BEDROOM THREE

8'8" x 7'6" (2.66m x 2.31m)

UPVC double glazed window to the rear elevation enjoying far reaching rooftop views and central heating radiator.

BATHROOM

5'3" x 5'4" (1.61m x 1.65m) plus recessed section

The recessed section houses the white wash basin with chrome mixer tap. Fully tiled walls, glazed shower enclosure with sliding door and wall mounted Mira electric shower. Central heating radiator, Karndean style floor covering, UPVC double glazed frosted window to the rear elevation.

SEPARATE W.C.

5'5" x 2'9" (1.67m x 0.84m)

Fully tiled walls, Karndean style floor covering, low flush w.c., UPVC double glazed frosted window to the rear elevation.

OUTSIDE

The property enjoys a generous plot. To the front a pleasant lawned section with planted border surround and paved walkway. A tarmacadam driveway provides off street parking, which continues to the rear garden. The rear garden houses a large tarmacadam driveway with turning point providing off street parking leading to a detached brick built garage with electric door, side glazed window and side access door. To the rear of the garage there is a glazed greenhouse. To the side of the garage there is a timber store unit. The rear garden has a lawned section and enjoys far reaching rooftop views.

EPC RATING

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

VIEWINGS

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

