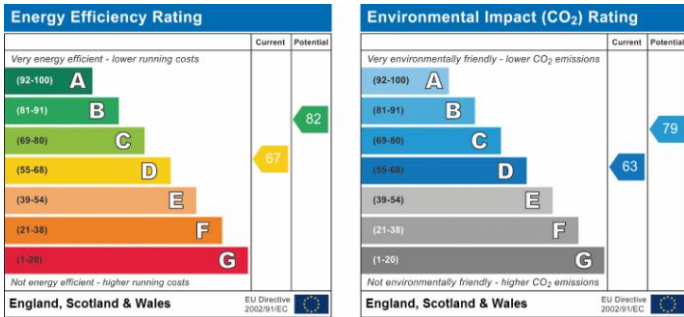




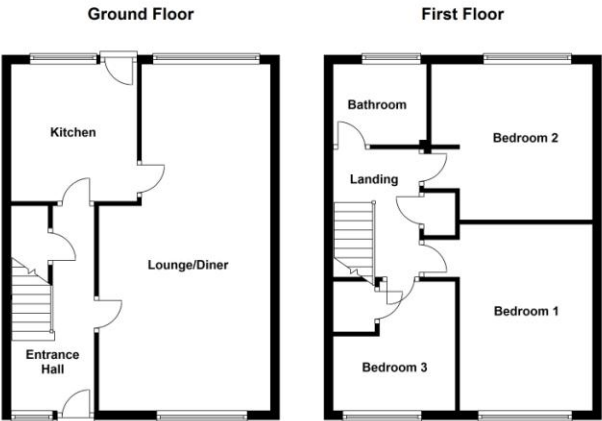
EPC RATING

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.



VIEWINGS

To view please contact our Wakefield office on 01924 291294 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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9 Valley Crescent, Wrenthorpe, Wakefield, WF2 0JB

For Sale Freehold OIRO £112,000

Enjoying a tucked away position is this three bedroom mid town house, perfect for the first time buyer, with UPVC double glazing and gas central heating throughout.

The accommodation comprises of entrance hall, spacious lounge/diner, kitchen, first floor landing, three good sized bedrooms and the house bathroom/w.c. There is a shared lawned garden to the front of the property. Whilst to the rear there is a low maintenance and enclosed paved garden with two brick built store units and outside w.c.

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 network which is only a short distance away.

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

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.

With FIVE local offices all working together to sell your home



OPEN 7 DAYS A WEEK



ACCOMMODATION

ENTRANCE HALL

Double glazed frosted sunlight above and UPVC double glazed frosted window to the side. Central heating radiator, staircase leading to the first floor landing, doors to the lounge diner, kitchen and understairs storage cupboard.

LOUNGE

12' 2" max x 24' 5" (3.71m x 7.46m)

Coving to the ceiling, two UPVC double glazed windows with lead inserts (one to the front and one to the rear), central heating radiator, Living flame effect gas fire on a marble hearth with marble matching interior and wooden decorative surround, t.v. point, door through to the kitchen.

KITCHEN

A range of wall and base units with laminate work surface over, tiled splash back, 1 1/2 sink and drainer with mixer tap, plumbing and drainage for an automatic washing machine, space for a freestanding oven and grill, space for a fridge or freezer under the counter, space for a freestanding fridge freezer, central heating radiator, UPVC double glazed window to the rear, UPVC double glazed rear entrance door.



FIRST FLOOR LANDING

Loft access, doors to bedrooms, house bathroom and airing cupboard housing the Worcester Greenstar 24i combination condensing boiler.

BEDROOM ONE

9' 5" x 13' 3" (2.89m x 4.05m) plus walk in area

UPVC double glazed window with lead inserts overlooking the front garden with a central heating radiator, t.v. point, two built in double wardrobes and fixed shelving.



BEDROOM TWO

10' 0" x 10' 10" (3.05m x 3.32m) plus walk in area

UPVC double glazed window with lead inserts to the rear elevation, central heating radiator, built in double wardrobe (no door).



BEDROOM THREE

9' 2" max x 8' 7" (2.81m x 2.64m)

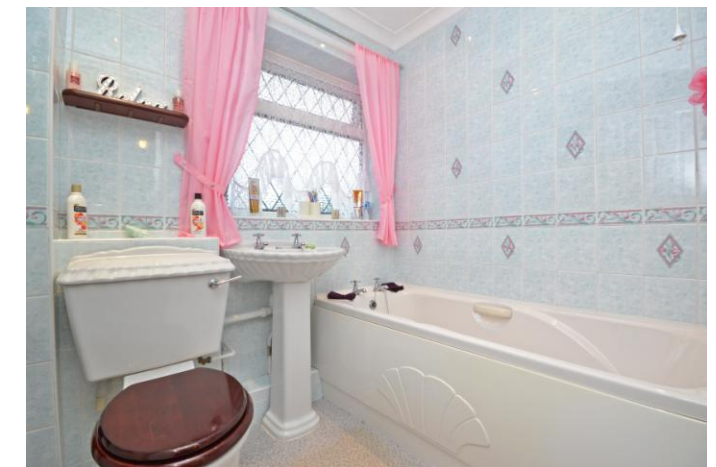
UPVC double glazed window with lead inserts to the front, central heating radiator, door to storage cupboard over bulkhead.



HOUSE BATHROOM/W.C.

5' 5" x 6' 7" (1.66m x 2.02m)

Three piece suite comprising panelled bath and electric shower over, low flush w.c., pedestal wash basin, fully tiled walls, coving to the ceiling, inset ceiling spotlights to the ceiling, UPVC double glazed frosted window to the rear elevation and a central heating radiator.



OUTSIDE

To the front there is a lawned garden with paved pathway to the front entrance door. The rear garden has a paved patio area, raised shrubbery borders, timber panelled fence surrounds and gated entrance. Brick built outhouse/outside w.c. with low flush w.c., wall mounted wash basin and single glazed frosted windows. Two further brick built outhouses providing storage (one with power and the other with power and light). The current owners rent a garage to the rear of the property from the local council for £28 pcm and prospective purchasers are advised to make their own enquiries to check whether this may be available to them.