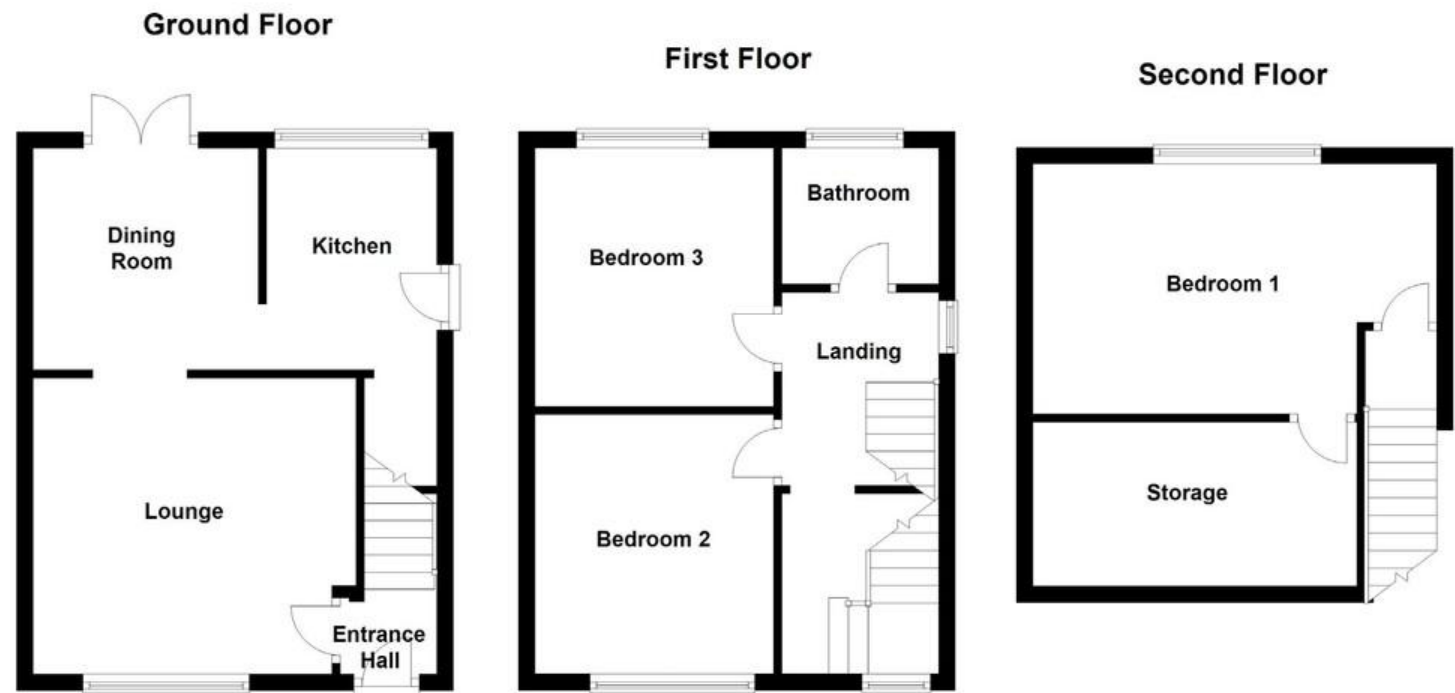




11a Sycamore Avenue, Wrenthorpe, Wakefield, WF2 0LS

For Sale Freehold £157,950

Larger than its external appearance suggests is this three bed room semi detached family home with accommodation over three levels. Enjoying a very pleasant cul-de-sac position in the ever popular residential location of Wrenthorpe, with UPVC double glazing, gas central heating, vacant possession and no chain involved.

The property fully comprises of entrance hall, lounge, dining room, kitchen, staircase leading to first floor landing, two double bedrooms and the house bathroom/w.c. A further staircase provides access to the converted dormer loft bedroom with walk in wardrobe/storage room off. Outside there is a large garden to the rear with paved seating section, raised timber decking and lawned area. To the front, there is ample off street parking leading by the side of the property to the garage.

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 and M62 motorway networks, which are only a short distance away.

All in all this is a pleasant home that deserves an inspection at your earliest convenience.

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

With FIVE local offices all working together to sell your home



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ACCOMMODATION

ENTRANCE HALL

Front UPVC entrance door leading into the entrance hall. Staircase to the first floor landing, central heating radiator with cover, laminate flooring, wall mounted compact central heating boiler and door to the lounge.

LOUNGE

12' 11" x 11' 8" (3.94m x 3.58m)
UPVC double glazed window to the front elevation, laminate flooring, coving to the ceiling and a living flame gas fire with pebbled inserts and stainless steel surround, inset to the chimney breast. Opening into the dining room.



DINING ROOM

8' 10" x 9' 0" (2.70m x 2.76m)
Inset spotlight to the ceiling, coving to the ceiling, central heating radiator, laminate flooring and French doors opening onto the decking in the rear garden. Opening into the kitchen.



KITCHEN

8' 11" x 6' 10" (2.72m x 2.10m)
Contemporary white fronted kitchen with a range of base and wall units incorporating display cabinets with corner shelving. Laminated work surface, tiled splash back, space with electric point for a free standing oven and hob, space with plumbing for an automatic washing machine, laminate flooring and central heating radiator with cover. UPVC double glazed window to the rear elevation and UPVC double glazed side entrance door. Opening off to a spacious under stairs storage area/pantry with shelving and power.

FIRST FLOOR LANDING

UPVC double glazed window to the side elevation, wall mounted gas heater with cover and doors to two bedrooms and the house bathroom/w.c. Further landing area with central heating radiator, UPVC double glazed window to the front elevation and staircase to the second floor landing.

BEDROOM TWO

10' 6" x 9' 6" (3.21m x 2.90m)
UPVC double glazed window to the front elevation and central heating radiator.



BEDROOM THREE

10' 4" x 9' 6" (3.15m x 2.90m) max, including storage cupboard
Storage cupboard with shelving, central heating radiator and UPVC double glazed window to the rear elevation.

HOUSE BATHROOM/W.C.

6' 3" x 5' 5" (1.93m x 1.66m)
Three piece white suite comprising of pedestal wash basin, low flush w.c. and panelled bath with electric shower over. Fully tiled walls, chrome ladder style towel radiator, extractor vent and UPVC double glazed frosted window to the rear elevation.



SECOND FLOOR LANDING

Door to bedroom one.

BEDROOM ONE

12' 9" x 10' 0" (3.91m x 3.07m) plus walk in area
Central heating radiator and UPVC double glazed window to the rear elevation. Door to a storage room/walk in wardrobe.



STORAGE ROOM/WALK IN WARDROBE

Restricted head height. Lighting.

OUTSIDE

To the front of the property, a block paved and tarmacadam driveway to the front provides ample off street parking leading by the side of the property to a detached brick built garage with window to the side, power and light. The rear garden is deceptively spacious with a raised timber decked section, lawned area, central walk-way, low maintenance gravelled section, hedged/tree lined borders and paved entertaining area.



DIRECTIONS

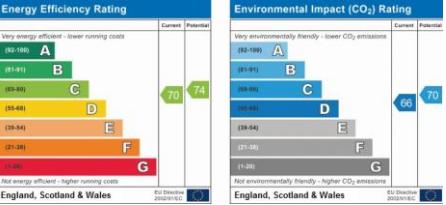
Leave Wakefield along Northgate and continue onto Leeds Road. At the traffic lights with Newton Bar, continue straight ahead onto Bradford Road heading into Wrenthorpe. Continue along Bradford Road until reaching the traffic lights with Potovens Lane and Wrenthorpe Road. Turn left and the second turning on the right hand side is Sycamore Avenue where the property can be found indicated by our for sale board.

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 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.