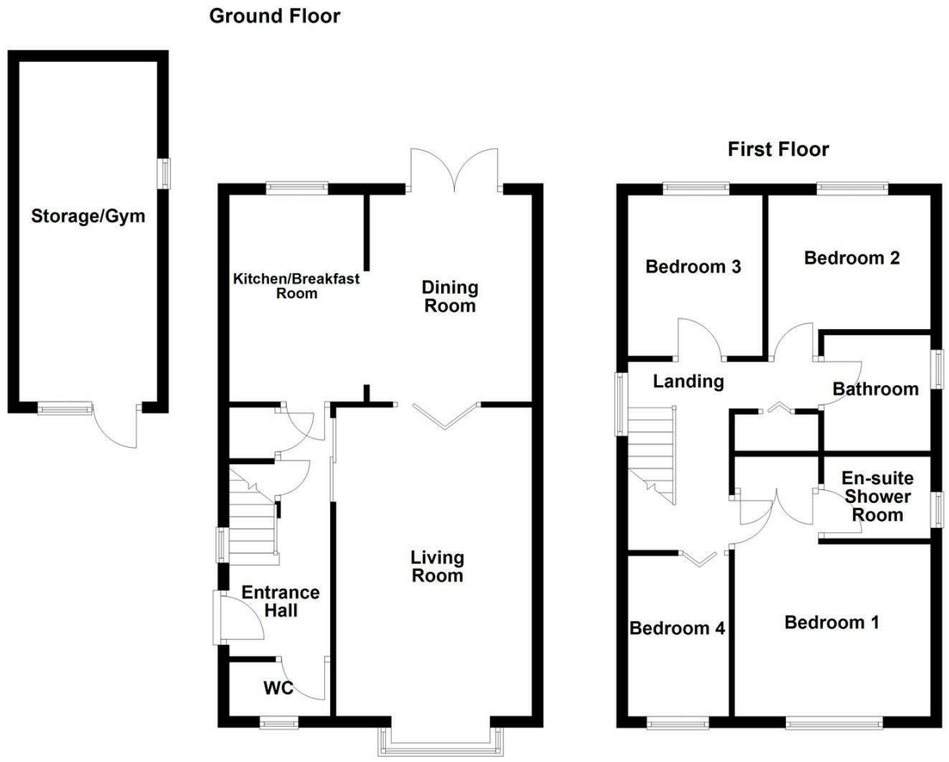
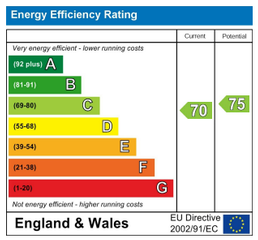




IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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

Richard Kendall Estate Agent

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NORMANTON 01924 899 870 | PONTEFRACT & CASTLEFORD 01977 798 844



12 Cricketers Approach, Wrenthorpe, Wakefield, WF2 0JH

For Sale Freehold Offers Over £325,000

Situated in the sought after area of Wrenthorpe is this superbly presented four bedroom detached family home, offering well proportioned accommodation throughout, generous reception space and off road parking with an enclosed rear garden.

The accommodation briefly comprises an entrance hall with staircase to the first floor, understairs storage and access to the downstairs WC, living room and kitchen breakfast room. Both the living room and kitchen breakfast room lead through to the dining room, which in turn provides access to the rear garden, creating a practical and sociable layout. To the first floor, the landing provides loft access, a storage cupboard and doors to four good sized bedrooms and the house bathroom. Bedroom one benefits from built in double wardrobes and en suite shower facilities. Externally, the front garden is designed for low maintenance and incorporates pebbled and block paved areas providing off road parking for up to three vehicles, complemented by planted beds with railway sleeper borders. The rear garden is also low maintenance, featuring pebbled, paved and decked patio areas ideal for outdoor dining and entertaining, along with planted borders, timber storage solutions and a garage currently used as storage and a gym, complete with power and lighting.

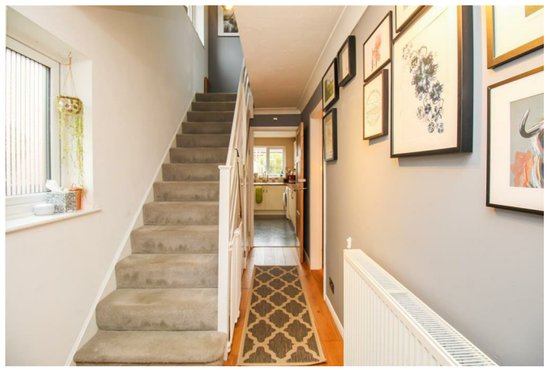
Wrenthorpe is well regarded by a range of buyers, particularly growing families, with local shops and schools within walking distance and a wider selection of amenities available in Wakefield city centre. Regular bus routes serve the area, and Wakefield benefits from two train stations providing links to Leeds, Manchester and London. The M1 motorway is also easily accessible for those commuting further afield.

Only a full internal inspection will reveal all that this impressive home has to offer. An early viewing is highly recommended.



ACCOMMODATION

ENTRANCE HALL
A composite side entrance door with frosted glass pane leads into the entrance hall with UPVC double glazed window to the side, coving to the ceiling, central heating radiator, staircase leading to the first floor with under stairs storage and doors to the downstairs WC, living room and kitchen breakfast room.



W.C.
3'1" x 5'10" (0.96m x 1.80m)
Frosted UPVC double glazed window to the front, ladder style central heating radiator, low flush WC and ceramic wash basin set into storage unit with mixer tap.

KITCHEN BREAKFAST ROOM
7'7" x 11'11" (2.33m x 3.65m)
UPVC double glazed window to the rear, opening through to the dining room, spotlighting and a range of modern wall and base units with laminate work surfaces, stainless steel sink and drainer with mixer tap, tiled splashbacks, a range style cooker with stainless steel extractor hood above, integrated dishwasher and space and plumbing for washing machine. Space for integrated fridge freezer.

DINING ROOM
9'4" x 11'11" (2.86m x 3.65m)
Bifold doors into the living room, UPVC double glazed French doors to the rear garden, spotlighting, coving to the ceiling, column style central heating radiator and space for fridge freezer if required.

LIVING ROOM
17'8" x 11'3" (max) x 10'11" (min) (5.40m x 3.45m (max) x 3.33m (min))
UPVC double glazed box window to the front, central heating radiator and anthracite column radiator, coving to the ceiling.



FIRST FLOOR LANDING
Loft access to the half boarded loft (the combi boiler is also housed here). Spotlighting, UPVC double glazed window to the side, storage cupboard and doors to four bedrooms and the house bathroom.

BEDROOM ONE
11'0" x 12'9" (max) x 9'11" (min) (3.36m x 3.90m (max) x 3.03m (min))
UPVC double glazed window to the front, central heating radiator, double door storage cupboard/integrated wardrobe with rail and storage shelves. Door to the en suite shower room.



EN SUITE SHOWER ROOM/W.C.
6'1" x 4'7" (1.87m x 1.41m)
Frosted UPVC double glazed window to the side, extractor fan, ladder style heated towel radiator, low flush WC, ceramic wash basin set into storage unit with mixer tap and shower cubicle with mains fed shower and glass screen, with partial wet wall panelling.



BEDROOM TWO
9'4" x 9'3" (max) x 7'9" (min) (2.86m x 2.83m (max) x 2.37m (min))
UPVC double glazed window to the rear and central heating radiator.



BEDROOM THREE
7'10" x 9'3" (2.40m x 2.83m)
UPVC double glazed window to the rear and central heating radiator.

BEDROOM FOUR
9'7" x 6'2" (2.93m x 1.88m)
UPVC double glazed window to the front and central heating radiator.

BATHROOM/W.C.
6'2" x 6'8" (1.90m x 2.05m)
Frosted UPVC double glazed window to the side, extractor fan, anthracite ladder style heated towel radiator, low flush WC, ceramic wash basin set into storage unit with mixer tap and panelled bath with mixer tap and separate shower mixer, with partial wet wall panelling.



OUTSIDE
Externally to the front is a pebbled and block paved driveway providing off road parking for four vehicles, planted beds with railway sleeper borders and an EV charging point. The rear garden is also low maintenance, featuring pebbled, paved and decked patio areas ideal for outdoor dining and entertaining with a greenhouse. There is a garage (2.8m x 5.9m) currently used as a gym and storage space with power and light on a separate consumer unit, access door and double glazed timber framed windows.



COUNCIL TAX BAND
The council tax band for this property is D.

FLOOR 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 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.