



39 Wren Green Way, Wrenthorpe, Wakefield, WF2 0FU      Guide Price:  
£274,950

Holroyd Miller have pleasure in offering for sale this well-presented modern semi-detached house occupying a pleasant position on this small development on the edge of Wrenthorpe village. Offering westerly facing corner plot with well-kept gardens with well stocked borders, ample parking with driveway to the side and parking space to the front. The well planned and spacious interior ideal for the young family, having gas fired central heating and double glazing and briefly comprising entrance hall with useful storage cupboard, stunning open plan kitchen/diner with a range of cream shaker style units, a comprehensive range of built in appliances, cloakroom/wc, living room to the rear with French doors leading onto the delightful rear garden. To the first floor, two double bedrooms, one having built in wardrobes making the most of the views, house bathroom furnished with modern white suite with shower over bath and shower screen. To the second floor, master bedroom suite, large open plan bedroom with ensuite shower room. Outside, ample off-street parking, pleasant private rear garden located in this ever popular and sought after location of Wrenthorpe north of Wakefield city centre within easy reach of excellent local schools, access to the motorway network via J41/M1 providing easy access to Leeds or Sheffield, local train station in Outwood. Viewing Essential to appreciate all that is on offer.

### Entrance Hall

With double glazed entrance door, useful storage cupboard, central heating radiator.

### Open Plan Kitchen/Diner 17'3" x 10'6" (5.26m x 3.2m).

Fitted with a matching range of cream shaker style fronted wall and base units, contrasting worktop areas, stainless steel sink unit, single drainer, integrated oven and hob with extractor hood over, fridge and freezer, dishwasher, integrated washer, double glazed window, central heating radiator, understairs storage.

### Adjacent Cloakroom

Having pedestal wash basin, low flush w/c.

### Living Room 13'11" x 11'5" (4.24m x 3.48m).

With double glazed window and French doors leading onto the rear garden, central heating radiator.

### Stairs lead to...

### First Floor Landing

With spindle balustrade, double glazed window.

### Bedroom to Rear 11'6" x 11'11" (3.5m x 3.63m).

Having a comprehensive range of built in wardrobes, useful storage cupboard, double glazed window with open views, central heating radiator.

### House Bathroom

Furnished with modern white suite with wash hand basin, low flush w/c, panelled bath with shower over and shower screen, tiling, central heating radiator.

### Bedroom to Front 10'10" x 7'1" (3.3m x 2.16m).

Currently used as a home office but making an ideal good sized third bedroom with double glazed window, central heating radiator.

### Lobby

With double glazed window, staircase leading to...

### Second Floor Master Bedroom 21'6" (6.55) x 14'1" (4.3) narrowing to 8'11" (2.73).

With open staircase and balustrade, double glazed window to the front, double glazed Velux roof light to the rear, stunning open plan master bedroom with ensuite shower room.

### Ensuite Shower Room

With modern white suite with wash hand basin, low flush w/c, large shower cubicle, electric shower, tiling, double glazed Velux roof light, central heating radiator.

### Outside

Neat garden area to the front with hedging, gravelled parking space, driveway to the side provides ample off street parking and leads to private enclosed corner plot with lawn garden area to the rear and side, paved patio, well stocked flowering borders and shrubs retaining a high degree of privacy.

The property is Freehold with an annual contribution to the common areas of £180.00 per annum.

Council Tax Band: C

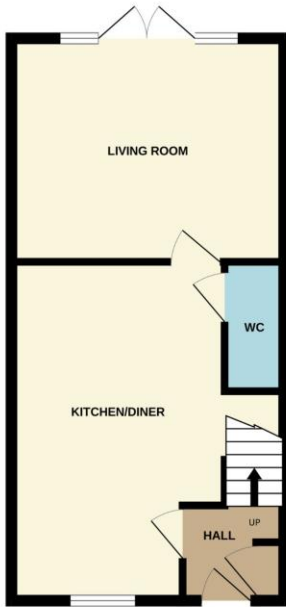
Viewings to be made through Holroyd Miller.

Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

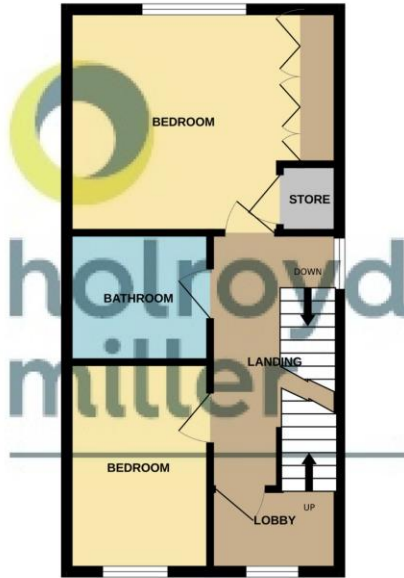




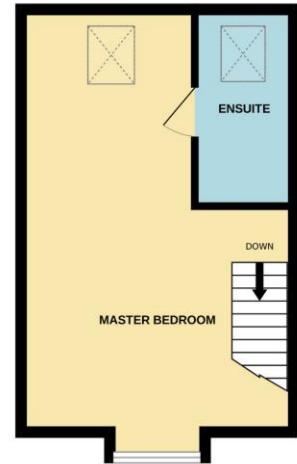
GROUND FLOOR  
399 sq.ft. (37.1 sq.m.) approx.



1ST FLOOR  
399 sq.ft. (37.1 sq.m.) approx.



2ND FLOOR  
306 sq.ft. (28.5 sq.m.) approx.



TOTAL FLOOR AREA : 1105 sq.ft. (102.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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