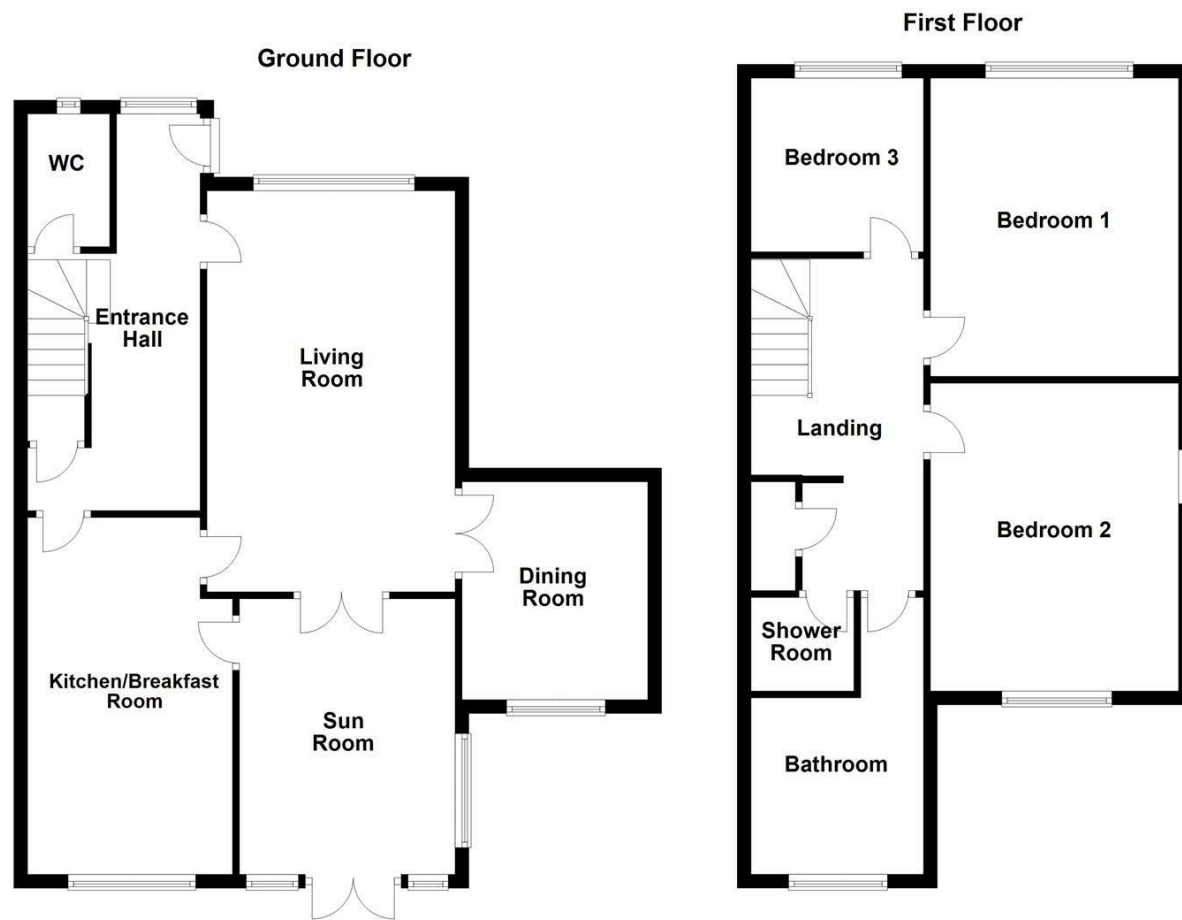




WAKEFIELD | **OSSETT** | **HORBURY**
01924 291 294 | **01924 266 555** | **01924 260 022**
NORMANTON | **PONTEFRACT & CASTLEFORD**
01924 899 870 | **01977 798 844**



Energy Efficiency Rating		Current	Potential
Vary energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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.



38 Thornbury Road, Wakefield, WF2 8BH
For Sale Freehold Offers In The Region Of £335,000

Deceptive from the main roadside is this spacious and extended three bedroom detached family home having part double glazing and gas central heating.

The accommodation fully comprises of entrance hall, spacious living room, separate dining room, extended kitchen/breakfast room and downstairs w.c. Stairs to the first floor leads to three bedrooms (two of which are large doubles), house bathroom/w.c. and separate shower room/w.c. Outside there is a low maintenance pebbled garden to the front with gated access to the driveway providing off street parking leading to the garage. An attractive lawned garden to the rear incorporating stone flagged patio areas.

Situated in a popular part of Thornes, the property is well placed to local amenities including shops and schools with local bus routes nearby and good access to the motorway network for those looking to travel further afield.

An ideal home for the growing family, offering huge potential throughout to develop further, subject to consent and offered for sale with no chain and vacant possession upon completion.



ACCOMMODATION

ENTRANCE HALL

Side composite entrance door into entrance hall. Wooden framed window to the front, radiator, stairs to the first floor landing, doors to the kitchen/breakfast room, living room, understairs storage and downstairs w.c.

LIVING ROOM

11'11" x 19'2" (3.64m x 5.85m)
Electric fire with original fully tiled surround, UPVC double glazed window to the front, low level radiator and further radiator. French doors into the sun room, door into the kitchen/breakfast room and double doors to the dining room.



DINING ROOM

8'10" x 10'4" (2.71m x 3.17m)
Radiator, coving to the ceiling and UPVC double glazed window to the rear.



KITCHEN/BREAKFAST ROOM

17'10" x 8'5" (min) x 10'4" (max) (5.46m x 2.58m (min) x 3.15m (max))
Range of modern fitted wall and base units with work surface over incorporating 1 1/2 stainless steel sink and drainer, space for a cooker, space for fridge and freezer. Plumbing for a washing machine, radiator, breakfast bar, display cabinets to the wall units and drawers over the base units. UPVC double glazed window to the rear, part tiled walls and door to the sun room.

SUN ROOM

11'9" x 9'10" (3.60m x 3.0m)
Hard wood French doors to the rear with windows either side, hard wood double glazed window to the side and laminate floor.



W.C.

Low flush w.c., radiator, wash basin and window to the front.

FIRST FLOOR LANDING

Wooden framed frosted window to the side, coving to the ceiling, delph rack and doors to shower room, bathroom, airing cupboard and three bedrooms.

BATHROOM/W.C.

6'2" x 10'4" (1.89m x 3.15m)
Low flush w.c., pedestal wash basin, panelled bath, corner shower cubicle with mixer shower, part tiled walls, UPVC double glazed frosted window to the rear, loft access and radiator.



SHOWER ROOM/W.C.

5'2" x 5'7" (1.59m x 1.72m)
Low flush w.c., pedestal wash basin, corner shower cubicle with mixer shower, fully tiled walls and radiator.

BEDROOM ONE

11'11" x 14'4" (3.64m x 4.39m)
Fitted wardrobes to two sides of the wall, bedside cabinets and corner shower shelving. UPVC double glazed window to the front, radiator and coving to the ceiling.



BEDROOM TWO

14'4" (max) x 11'11" (max) (4.38m (max) x 3.64m (max))
UPVC double glazed windows to the rear and side, radiator and coving to the ceiling.



BEDROOM THREE

8'7" x 8'1" (2.63m x 2.47m)
UPVC double glazed window to the front and radiator.

OUTSIDE

To the front of the property there is a low maintenance pebbled garden and gated access to the driveway providing off street parking. To the rear there is an attractive lawned garden incorporating stone flagged patio areas with plants and shrubs bordering.



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.