



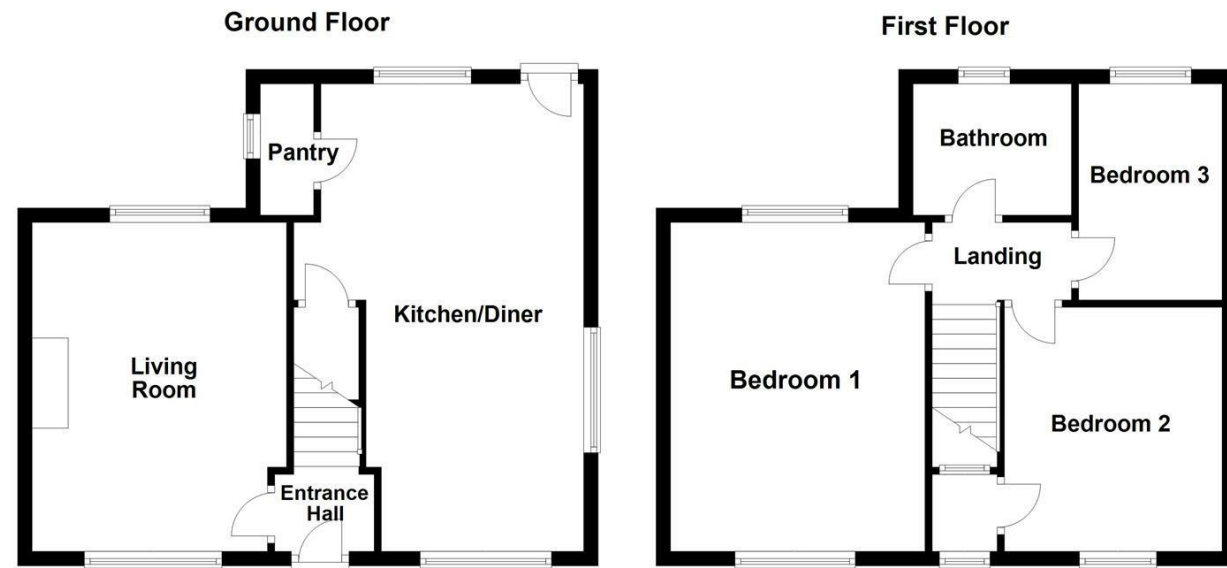
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145 Thornes Road, Wakefield, WF2 8QN

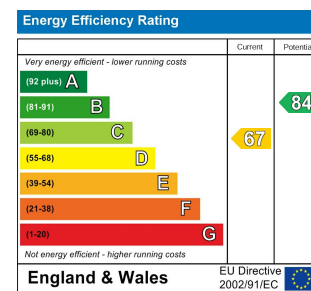
For Sale Freehold £289,950

A fantastic opportunity to purchase this three bedroom semi detached home boasting open plan kitchen/diner, modern bathroom, gated ample off road parking and generous landscaped gardens with large timber summerhouse.

The property fully comprises of entrance hall, L-shaped kitchen/diner with pantry cupboard and spacious living room. The first floor landing leads to three bedrooms and modern three piece suite house bathroom/w.c. Outside, the property is accessed via double cast iron gates onto a pebbled and paved driveway providing ample off road parking for two vehicles. Timber double gates provide access into the generous sized rear garden with L-shaped paved patio area, lawn with manicured border, large timber summerhouse under a covered timber pergola, ideal for entertaining and dining purposes with a second lawn incorporating plants within and timber shed. A timber gate provides access to a further lawned garden with timber shed. The rear garden is completely enclosed by timber panelled surround fences.

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.

Only a full internal inspection will reveal all that's on offer at this quality home and an early viewing comes highly recommended.



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.

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



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ACCOMMODATION

ENTRANCE HALL
Composite front entrance door, laminate flooring, staircase leading to the first floor landing, coving to the ceiling and doors to the kitchen/diner and living room.

LIVING ROOM
115' x 14'11" [3.49m x 4.56m]
UPVC double glazed windows to the rear and front, coving to the ceiling and two central heating radiators.



KITCHEN/DINER
92" [min] x 120" [max] x 215" [2.80m [min] x 3.67m [max] x 6.53m]
Range of wall and base units with laminate work surface over and laminate upstanding above. Twin AEG integrated oven and grills with five ring gas hob and chrome cooker hood over with tiled splash back. Plumbing and drainage for a washing machine, 1 1/2 ceramic sink and drainer with swan neck mixer tap, integrated dishwasher, kick heater, laminate flooring, UPVC double glazed windows to the rear, side and front. Integrated Bosch fridge and AEG freezer, pull out pantry cupboards, inset spotlights to the ceiling, central heating radiator, downlights built into the wall cupboard, composite stable door leading to the landscaped rear garden. Doors to the pantry cupboard and understairs storage cupboard with space for a dryer.



PANTRY CUPBOARD
Timber single glazed frosted window to the side and wall mounted combi condensing boiler.

FIRST FLOOR LANDING
Central heating radiator, coving to the ceiling, loft access and doors providing access to three bedrooms and the modern house bathroom.

BEDROOM ONE
11'6" x 14'11" [3.51m x 4.57m]
UPVC double glazed windows overlooking the front and rear and two central heating radiators.



BEDROOM TWO
11'1" x 10'0" [3.40m x 3.05m]
UPVC double glazed window overlooking the front elevation and central heating radiator. Door providing access to a storage cupboard with UPVC double glazed frosted window to the front elevation and timber single glazed window to the landing.



BEDROOM THREE
6'7" x 9'10" [2.03m x 3.02m]
UPVC double glazed window overlooking the rear elevation and central heating radiator.

BATHROOM/W.C.
5'9" x 7'10" [1.76m x 2.40m]
Three piece suite comprising concealed low flush w.c., wash basin with chrome mixer tap built into vanity cupboard and L-shaped panelled bath with centralised mixer tap and shower attachment. Fully tiled walls and floor. Inset spotlights to the ceiling, wall mounted extractor fan, contemporary radiator with chrome towel rail and UPVC double glazed frosted window overlooking the rear elevation.



OUTSIDE
The front of the property is accessed via a double cast iron gate providing access onto a paved and pebbled driveway providing off road parking for two vehicles with conifer hedges bordering and timber panelled surround fences. Double timber gates lead to the landscaped rear garden with L-shaped paved patio area, lawn with manicured border, large

timber summerhouse under a covered timber pergola, ideal for entertaining and dining purposes with a second lawn incorporating plants within and timber shed. A timber gate provides access to a further lawned garden with timber shed. The rear garden is completely enclosed by timber panelled surround fences.



SUMMERHOUSE
Five double glazed windows, double doors to the front, inset spotlights to the ceiling, electric wall mounted radiator and power and light.



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

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.