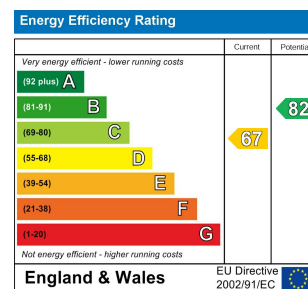




**WAKEFIELD** | **OSSETT** | **HORBURY**  
**01924 291 294** | **01924 266 555** | **01924 260 022**  
**NORMANTON** | **PONTEFRACT & CASTLEFORD**  
**01924 899 870** | **01977 798 844**



## 100 Thornes Moor Road, Wakefield, WF2 8PX

### For Sale Freehold Offers Over £375,000

Occupying a fantastic plot in a cul-de-sac location is this superbly presented four bedroom detached family home benefitting from driveway parking, integral garage, attractive rear garden, alarm system and is available with no chain involved.

The property briefly comprises of the entrance hall, dining room, kitchen, living room, conservatory, downstairs w.c. and integral garage. The first floor landing leads to four bedrooms (bedroom one boasting en suite shower facilities) and the main house bathroom/w.c. Outside to the front is ample driveway parking and to the rear, a well maintained lawned garden with flagged patio seating area backing onto the golf course with summerhouse,

Situated in Thornes the property is ideally located for all local shops and amenities including local schools. Whilst only being a short drive away from Wakefield city centre and the M1 motorway is nearby, perfect for those looking to commute further afield.

Done to a high standard, this property is ready to move into and would make a fantastic family home and a viewing is highly recommended.

#### 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.



#### ACCOMMODATION

##### ENTRANCE HALL

Stairs to the first floor landing, tiled wood effect flooring, central heating radiator, access to the dining room, kitchen, living room, downstairs w.c. and integral garage.

##### DINING ROOM

11'1" x 8'6" [3.39m x 2.60m]

UPVC double glazed box window to the front elevation, central heating radiator, tiled wood effect flooring and coving to the ceiling.



##### KITCHEN

15'3" x 8'5" [4.67m x 2.59m]

Modern fitted kitchen with an array of high gloss wall and base units with granite work surface over, integrated induction hob with oven and cooker hood, plumbing for a dishwasher (the dishwasher is included within the sale), integral fridge, breakfast bar area with space for seating, spotlights to the ceiling, two central heating radiators and vinyl tiled flooring. UPVC double glazed window to the side elevation and French doors to the rear garden.

##### LIVING ROOM

14'6" x 11'9" [4.44m x 3.59m]

Central heating radiators, feature fireplace and surround and UPVC double glazed French doors to the conservatory.



##### CONSERVATORY

10'9" x 11'1" [3.3m x 3.38m]

UPVC double glazed windows to the side and rear with French doors to the rear garden. Grey wood effect flooring.



##### INTEGRAL GARAGE

17'6" x 8'0" [5.35m x 2.46m]

Up and over electric door to the front, wall units for storage and plumbing for a washing machine, fridge/freezer and dryer. The boiler is housed in here.

##### W.C.

4'6" x 2'11" [1.38m x 0.90m]

Two piece suite comprising low flush w.c. and wash hand basin with tiled splash back.

##### FIRST FLOOR LANDING

Central heating radiator, loft hatch, access to four bedrooms and family bathroom.

##### BEDROOM ONE

12'11" x 11'8" [3.96m x 3.57m]

UPVC double glazed window to the front elevation, central heating radiator, built in wardrobes with sliding mirrored doors and door to the en suite shower room.



##### EN SUITE SHOWER ROOM/W.C.

5'4" x 5'3" [1.64m x 1.61m]

UPVC double glazed frosted window to the front elevation. Three piece suite comprising shower cubicle with wall mounted shower and glass door, vanity wash hand basin unit with mixer tap and low flush w.c. Central heating radiator, fully tiled walls and floor.

##### BEDROOM TWO

11'4" x 8'5" [3.46m x 2.58m]

UPVC double glazed window to the front elevation and central heating radiator.



##### BEDROOM THREE

11'9" (max) x 11'1" [3.59m (max) x 3.39m]

UPVC double glazed window to the rear elevation, central heating radiator and built in wardrobes with double doors.

##### BEDROOM FOUR

11'8" x 7'1" [3.58m x 2.18m]

UPVC double glazed window to the rear elevation, fitted wardrobes to one corner and central heating radiator.

##### BATHROOM/W.C.

8'6" x 4'9" [2.6m x 1.46m]

UPVC double glazed frosted window to the side elevation. Three piece suite comprising wall mounted shower over the bath with glass screen, vanity wash hand basin with mixer tap and low flush w.c. Chrome style ladder radiator, spotlights to the ceiling and fully tiled walls and floor.



##### OUTSIDE

To the front of the property is driveway parking providing ample space for two/three vehicles with lawn area and pebbled area. To the rear is an enclosed garden with flagged patio seating area, low level lawn and corner summerhouse with electric surrounded by bush and shrubbery border. Outside lighting, security light and outside tap.



##### 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. The property rating is D67.