



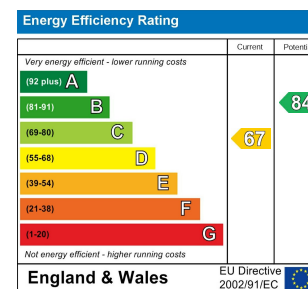
WAKEFIELD
01924 291 294

OSSETT
01924 266 555

HORBURY
01924 260 022

NORMANTON
01924 899 870

PONTEFRACT & CASTLEFORD
01977 798 844



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.



2 Thornleigh Avenue, Wakefield, WF2 7RJ

For Sale Freehold £280,000

Sitting on a corner plot and superbly presented throughout is this three bedroom semi detached bungalow benefitting from off road parking and good sized gardens to three sides.

The property briefly comprises of the kitchen/diner, living room, inner hallway leading to three bedrooms and the bathroom/w.c. Outside to the front there is a lawned garden and tarmac driveway providing off road parking for several vehicles leading to the single attached garage. The remainder of the front and side garden is laid to lawn with an allotment style area. To the rear garden is a lawned garden incorporating raised paved patio area, perfect for outdoor dining and entertaining, fully enclosed by timber fencing.

The property is within walking distance to local amenities and has fantastic transport links with local bus routes to and from Wakefield town centre.

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



ACCOMMODATION

KITCHEN/DINER

13'1" x 9'1" (4.01m x 2.78m)

Range of modern wall and base units with laminate work surface over, 1 1/2 stainless steel sink and drainer with mixer tap, four ring gas hob with splash back and extractor hood. Integrated oven, space and plumbing for a washing machine and space for a fridge/freezer. Composite front entrance door, UPVC double glazed windows to the side and front, spotlights to the ceiling, coving to the ceiling and central heating radiator. Door to the living room.



LIVING ROOM

20'10" x 11'7" (max) x 10'10" (6.37m x 3.55m (max) x 3.32m)

UPVC double glazed bay window to the front, coving to the ceiling, door to the inner hallway and central heating radiator.



INNER HALLWAY

Loft access, doors to a storage cupboard, three bedrooms and the bathroom.

BEDROOM ONE

10'4" x 15'6" (max) x 12'10" (min) (3.15m x 4.73m (max) x 3.92m (min))

UPVC double glazed window to the rear, partial coving to the ceiling, spotlights and central heating radiator.



BEDROOM TWO

10'4" x 9'0" (3.17m x 2.75m)

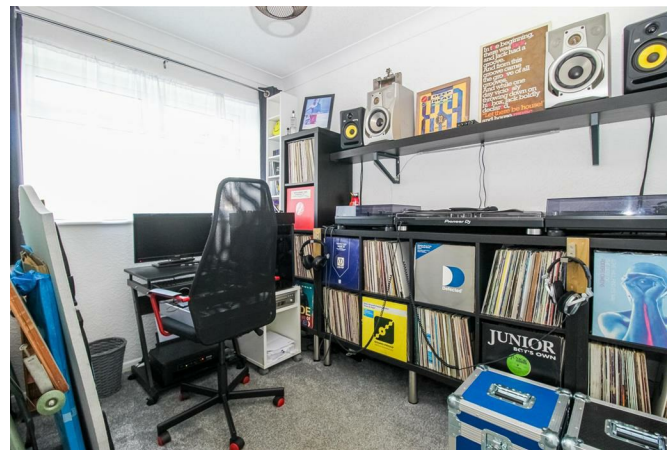
Set of UPVC double glazed French doors to the rear garden, coving to the ceiling and central heating radiator.



BEDROOM THREE

9'1" x 7'5" (2.78m x 2.27m)

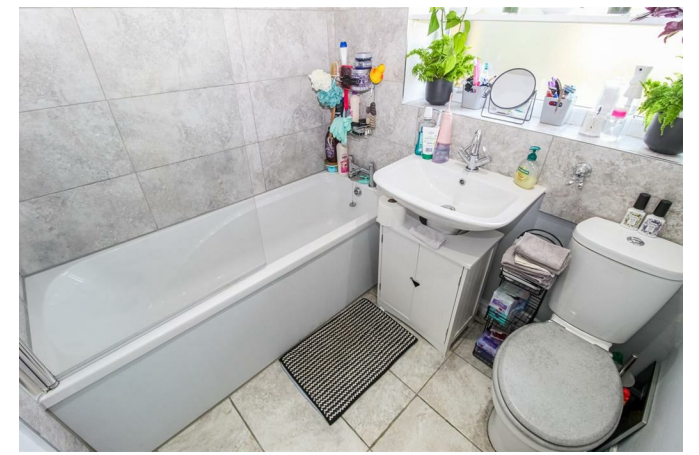
Coving to the ceiling, UPVC double glazed window to the side and central heating radiator.



BATHROOM/W.C.

6'2" x 5'5" (1.9m x 1.67m)

Spotlights to the ceiling, extractor fan, central heating radiator, UPVC double glazed frosted window to the side, low flush w.c., pedestal wash basin with mixer tap and panelled bath with mixer tap and electric overhead shower.



OUTSIDE

Sitting on a corner plot, to the front and side there is a lawned garden with planted features and mature trees with a timber built canopy. A set of timber double gates provide access to a tarmac driveway providing off road parking for several vehicles leading to the single attached garage with electric roller door. There is an allotment area with space for a greenhouse with planted bed border with mature shrubs. To the rear is a lawned garden with raised paved patio area, perfect for outdoor dining and entertaining, fully enclosed by timber fencing.



COUNCIL TAX BAND

The council tax band for this property is C.

FLOOR PLAN

This floor plan is intended as a rough guide only and is not to be intended as an exact representation and should not be scaled. We cannot confirm the accuracy of the measurements or details of this floor plan.

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.