



WAKEFIELD
01924 291 294

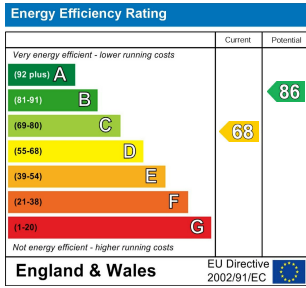
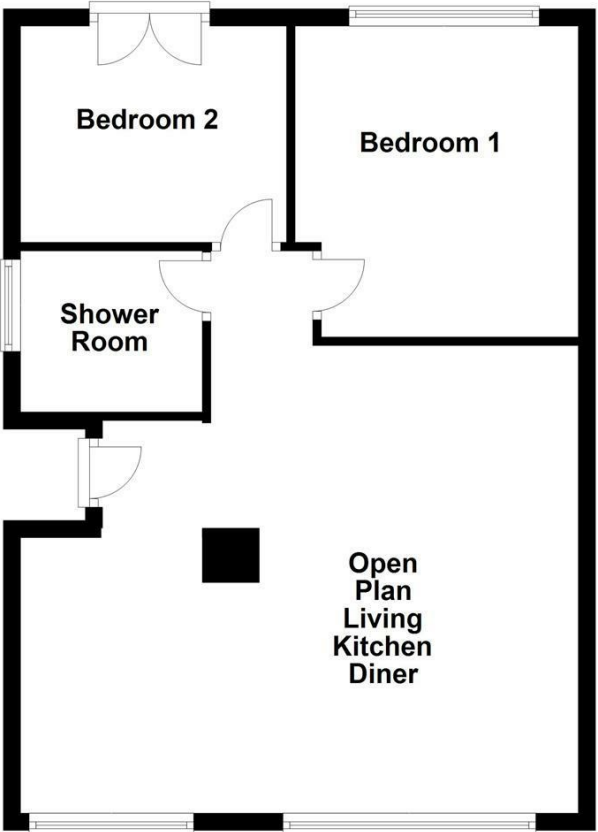
OSSETT
01924 266 555

HORBURY
01924 260 022

NORMANTON
01924 899 870

PONTEFRACT & CASTLEFORD
01977 798 844

Ground Floor



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.



4 Thornes Moor Drive, Wakefield, WF2 8QB
For Sale Freehold £240,000

Renovated to an extremely high standard throughout is this two bedroom semi detached true bungalow benefiting from modern open plan living kitchen diner, ample off road parking and attractive front and rear gardens.

The property is approached via a side entrance door into the open plan living kitchen diner, two bedrooms and modern three piece suite shower room/w.c.

The property is ideally located close to Thornes Park and within walking distance to the local amenities s and schools. Main bus routes run to and from Wakefield city centre and the M1 motorway network is only a short drive away, perfect for those looking to commute 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.



ACCOMMODATION

OPEN PLAN LIVING KITCHEN DINER

19'11" (max) x 13'11" (min) x 17'8" (6.09m (max) x 4.25m (min) x 5.39m)

UPVC double glazed side entrance door. Range of modern wall and base shaker style units with laminate work surface over, large breakfast bar, integrated oven and grill with four ring induction hob and cooker hood over. Stainless steel sink and drainer with chrome swan neck mixer tap, plumbing and drainage for a washing machine and space for an under counter fridge/freezer. Matching cupboard housing the combi condensing boiler. Two UPVC double glazed windows overlooking the front aspect, central heating radiator, loft access and doors to two bedrooms and shower room.



BEDROOM ONE

9'9" (min) x 10'9" (max) x 11'10" (2.99m (min) x 3.28m (max) x 3.62m)

UPVC double glazed window overlooking the rear aspect and central heating radiator.



BEDROOM TWO

8'4" x 8'8" (2.55m x 2.66m)

Set of UPVC double glazed French doors leading out to the rear garden and central heating radiator.



SHOWER ROOM/W.C.

5'7" x 6'0" (1.71m x 1.85m)

Three piece suite comprising larger than average shower cubicle with mixer shower and shower head attachment, vanity wash basin with chrome mixer tap and concealed cistern low flush w.c. Fully tiled walls, chrome ladder style radiator and UPVC double glazed frosted window overlooking the side aspect.



OUTSIDE

To the front of the property is an attractive lawned garden with tarmac driveway providing ample off road parking for several vehicles leading to the single detached garage with manual up and over door with timber single glazed side window. To the rear is a timber decked patio area, perfect for entertaining and dining purposes overlooking an attractive lawned garden surrounded by timber fencing.



COUNCIL TAX BAND

The council tax band for this property is B.

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.