



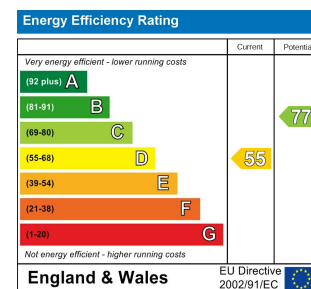
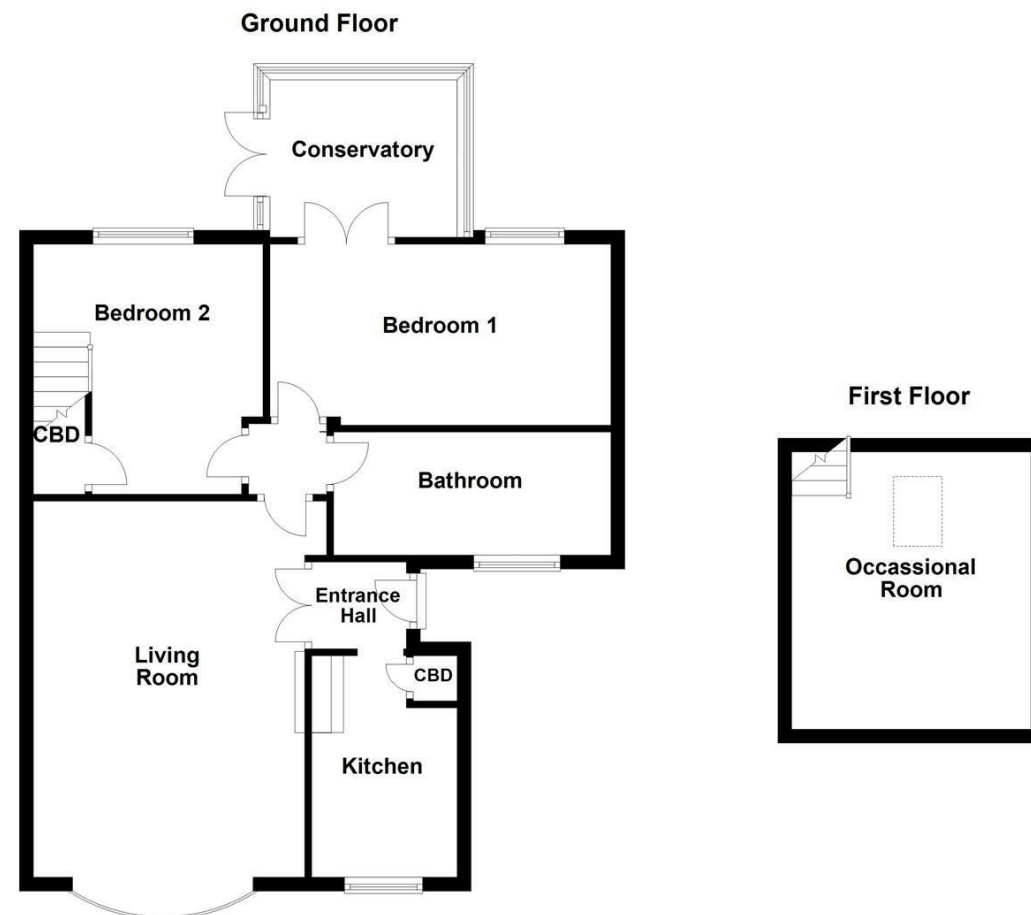
WAKEFIELD  
01924 291 294

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.



**23 Thornes Moor Drive, Wakefield, WF2 8QB**

**For Sale Freehold Offers Over £215,000**

Situated in Thornes Moor Drive is this extended and well presented two bedroom semi detached bungalow offering plenty of potential throughout with no chain and benefitting from well proportioned bedrooms, occasional loft room, off road parking and low maintenance front and rear gardens.

The property briefly comprises of the entrance hall, living room, kitchen, further hallway leading to two bedrooms, extended wet room/bathroom/w.c. and conservatory. Stairs lead up to the occasional loft room, which could be used for a variety of purposes. Outside, the property is accessed from the front via a set of iron gates leading to the paved driveway running down the side of the property leading to the car port. There is a low maintenance front garden, which is mainly paved with pebbled and planted features with timber bin store, fully enclosed by walls and timber fences. To the rear there is a low maintenance well maintained stone paved patio area, perfect for outdoor dining and entertaining, timber shed with slate and planted beds, fully enclosed by timber fencing. There is an outbuilding, which could be used a workshop with power and light.

Situated in this popular part of Thornes, the property is well placed to local amenities including shops and schools, with local bus routes nearby and has great access to the motorway network.

This superbly presented property has plenty of potential to be a fantastic family home and deserves a full internal inspection will reveal the potential on offer and an early viewing comes highly recommended.



#### ACCOMMODATION

##### ENTRANCE HALL

4'0" x 4'7" [1.23m x 1.41m]

Central heating radiator, loft access, coving to the ceiling, spotlights and a set of double doors to the living room with further door to the kitchen.

##### KITCHEN

10'4" x 6'10" [max] x 3'8" [min] [3.17m x 2.1m [max] x 1.13m [min]]

Range of wall and base units with work surface over and fluorescent under plinth lighting, stainless steel sink and drainer with mixer tap and tiled splash back. Space and plumbing for a cooker with extractor hood, integrated fridge/freezer, washing machine, space for a further fridge or freezer. Coving to the ceiling, spotlights, access to a storage cupboard and UPVC double glazed window to the front.

##### LIVING ROOM

12'9" x 17'8" [max] x 6'11" [min] [3.91m x 5.4m [max] x 2.13m [min]]

Door to a further hallway, UPVC double glazed bow window to the front, coving to the ceiling, dado rail, two central heating radiators, corner glass shelving and electric fireplace with black marble hearth, surround and wooden mantle.



##### HALLWAY

Coving to the ceiling, doors to two bedrooms and the bathroom.

##### EXTENDED WET ROOM/BATHROOM/W.C.

12'11" x 6'5" [max] x 3'2" [min] [3.96m x 1.96m [max] x 0.97m [min]]

UPVC double glazed frosted window to the front, central heating radiator, low flush w.c., pedestal wash basin, panelled bath with electric shower head attachment, separate shower area in a wet room style with electric shower head attachment and extractor fan.



##### BEDROOM ONE

16'0" x 8'1" [max] x 7'2" [min] [4.89m x 2.47m [max] x 2.2m [min]]

Coving to the ceiling, UPVC double glazed window to the rear, central heating radiator and a set of UPVC double glazed French doors to the conservatory.



##### CONSERVATORY

8'7" x 7'4" [2.62m x 2.26m]

Central heating radiator and surrounded by UPVC double glazed windows with a set of UPVC double glazed French doors to the rear garden.



##### BEDROOM TWO

11'9" x 10'9" [max] x 7'0" [min] [3.59m x 3.3m [max] x 2.14m [min]]

UPVC double glazed window to the rear, central heating radiator and stairs to the occasional loft room with understairs storage cupboard.



##### OCCASIONAL LOFT ROOM

12'11" x 11'6" [3.96m x 3.52m]

Velux skylight, central heating radiator, access to storage eaves and exposed beams to the ceiling.



##### OUTSIDE

The property is accessed to the front via a set of iron gates to the front providing access to the paved driveway running down the side of the property leading to the car port. There is a low maintenance front garden, which is mainly paved with pebbled and planted features with timber bin store, fully enclosed by walls and timber fences. To the rear there is a low maintenance stone paved patio area, perfect for outdoor dining and entertaining, timber shed with slate and planted beds, fully enclosed by timber fencing. There is an outbuilding, which could be used a workshop with power and light, as well as a side entrance door and window.



##### COUNCIL TAX BAND

The council tax band for this property is B.

##### 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.