



WAKEFIELD  
01924 291 294

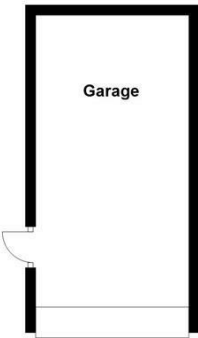
OSSETT  
01924 266 555

HORBURY  
01924 260 022

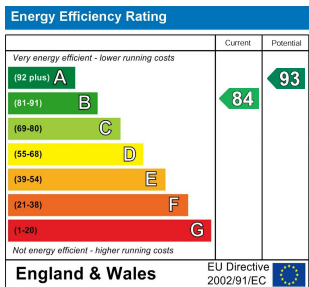
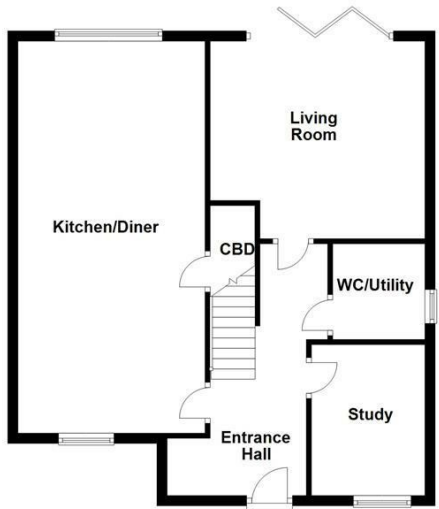
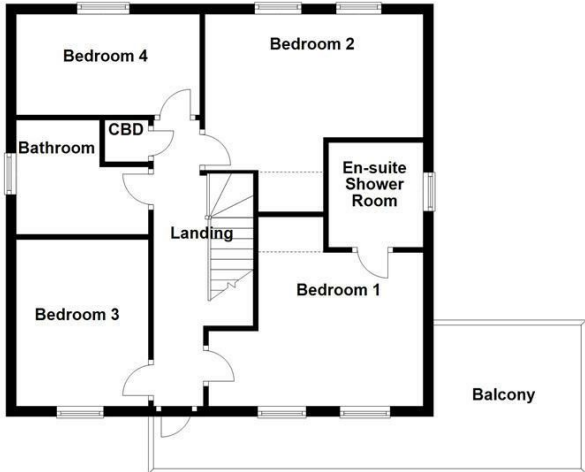
NORMANTON  
01924 899 870

PONTEFRACT & CASTLEFORD  
01977 798 844

Ground Floor



First 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.



**12 Thornesgate Mews, Wakefield, WF2 8FJ**  
**For Sale Freehold Offers In Excess Of £450,000**

Situated in the sought after location of Thornesgate and overlooking the golf course is this contemporary four bedroom detached family home built by Bridge Homes, superbly presented throughout and boasting its own balcony, attractive enclosed landscaped rear garden and features such as Anthracite windows.

The accommodation briefly comprises entrance hall, study, downstairs w.c./utility, kitchen diner with good size storage cupboard and the living room. To the first floor landing there is loft access, as well as, four bedrooms and the house bathroom/w.c. Bedroom one has en suite shower facilities and the landing also leads out to the balcony area enjoying the views. Outside, to the front the garden is low maintenance and pebbled, a block paved driveway leads down the side of the house providing parking and leading to the garage with manual up and over door. The rear garden is landscaped with artificial lawn, Italian Porcelain paved areas and timber decked seating area with BBQ area. The garage has been converted into a cinema room creating fabulous outdoor entertaining along with the rear garden.

This property would make an ideal purchase for those looking for a quality home in the Wakefield area close to excellent walking spots and, is aptly placed for local amenities such as shops and schools, as well as transport links.

Only a fully internal inspection will truly show what is to offer at this property and an early viewing is highly advised to avoid disappointment.





## ACCOMMODATION

### ENTRANCE HALL

Composite front entrance door, central heating radiator, staircase with hand rail leaving to the first floor landing, doors with chrome handles to the kitchen diner, living room, downstairs w.c./utility and the study. Inset spotlights to the ceiling.

### KITCHEN DINER

25'2" x 12'0" [7.68m x 3.67m]

UPVC double glazed windows to the front and rear. A range of wall and base units with laminate work surface over, laminate upstands, central island unit, breakfast bar, integrated Neff oven and grill, integrated Neff microwave oven with warming tray, four ring gas hob with cooker hood, integrated Smeg dishwasher, two central heating radiators, inset spotlights to the ceiling, integrated fridge, integrated freezer, laminate flooring, door into the storage cupboard with laminate flooring, light and power. Fixed shelving. Double timber sliding doors providing access into the living room. Downlights.



### STUDY

7'4" x 9'7" [2.26m x 2.93m]

UPVC double glazed window to the front, air conditioning unit.

### W.C./UTILITY

5'10" x 6'2" [1.78m x 1.90m]

Wall hung wash basin with chrome mixer tap, low flush w.c., part tiled walls, base units with laminate work surface over, laminate upstands, combi condensing boiler, plumbing and drainage for a washing machine, space for a dryer, laminate flooring, UPVC double glazed frosted window to the side, central heating radiator and extractor fan to the ceiling.

### LIVING ROOM

12'6" x 13'1" [3.83m x 4m]

Built in media wall with inset electric fire, fixed shelving and downlights. Wall mounted air conditioning unit, UPVC double glazed bi-folding doors with built in blind to the rear, central heating radiator.



## FIRST FLOOR LANDING

Loft access, bi-folding wooden staircase ladder, doors to the bedrooms and bathroom/w.c. Anthracite double glazed door with built in blind leading out to the balcony. Airing cupboard. Central heating radiator, glass balustrade with solid wood hand rail.

## BALCONY

An elevated balcony with double power socket, paved low maintenance flooring with glass balustrade overlooking the rear sports field, up and down lights.



## BATHROOM/W.C.

7'4" x 8'4" max x 5'6" min [2.25m x 2.56m max x 1.70m min]

Wash basin with chrome mixer tap, low flush w.c. with concealed cistern, pedestal wash basin, panelled bath with tiled surround, mixer shower over and shower screen. UPVC double glazed window to the side elevation, vanity mirror with lighting, part tiled walls, Porcelain tiled floor, chrome ladder style radiator, inset spotlights to the ceiling, extractor fan.

## BEDROOM ONE

10'7" x 12'5" max x 10'4" min [3.23m x 3.80m max x 3.16m min]

Two UPVC double glazed windows with built in timber blinds to the front, wall mounted air conditioning unit, door with chrome handle providing access to the en suite shower room/w.c., central heating radiator, fitted double wardrobe with smoked glass mirror doors, up and downlights, fitted bedside drawers.



## EN SUITE SHOWER ROOM/W.C.

5'1" x 6'0" [1.57m x 1.83m]

Larger than average shower cubicle with rain shower head to the ceiling, pull out chrome shower attachment and wall mounted remote control. Low flush w.c., wall hung wash basin with chrome mixer tap, tiled floor, part tiled walls, inset spotlights to the ceiling,

UPVC double glazed frosted window to the side, chrome ladder style radiator, extractor fan.

## BEDROOM TWO

8'5" x 10'6" [2.57m x 3.22m]

UPVC double glazed window to the rear, central heating radiator.

## BEDROOM THREE

13'9" x 8'9" min x 10'4" max [4.21m x 2.67m min x 3.15m max ]

Two UPVC double glazed windows to the rear, central heating radiator, fitted wardrobe with sliding glass door.

## BEDROOM FOUR

6'6" x 12'1" [1.99m x 3.70m]

UPVC double glazed window to the rear, central heating radiator.

## OUTSIDE

To the front there is a pebbled garden with central pathway. To the side there is a block paved driveway providing off road parking and leading to the single garage with manual up and over door, composite side entrance door. Double outside power sockets to the front and side. Timber gate to the rear garden. The rear garden has Italian Porcelain stone paved patio areas perfect for outdoor dining and entertaining purposes and an artificial lawn area. Timber gate to the timber decked seating area, which has pebbled centre and rendered walls surrounding. Wooden pergola over a BBQ area with granite work surface and further pebbled base. Paved steps to the garden shed.



## GARAGE/CINEMA ROOM

9'6" x 14'4" [2.92m x 4.38m]

The garage has been converted into a cinema room with downlights, power and light, built in electric wall mounted heater. Opening into a storage area with power and light. Built in workshop benches.

## COUNCIL TAX BAND

The council tax band for this property is E

## EPC RATING

To view the full Energy Performance Certificate please call into one of our local offices.

## 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.