



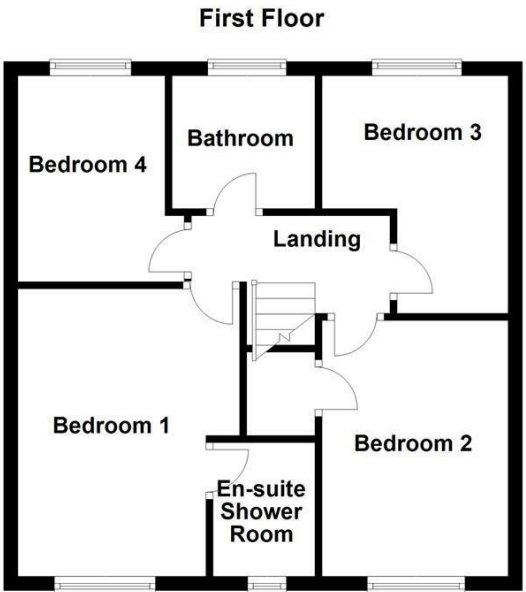
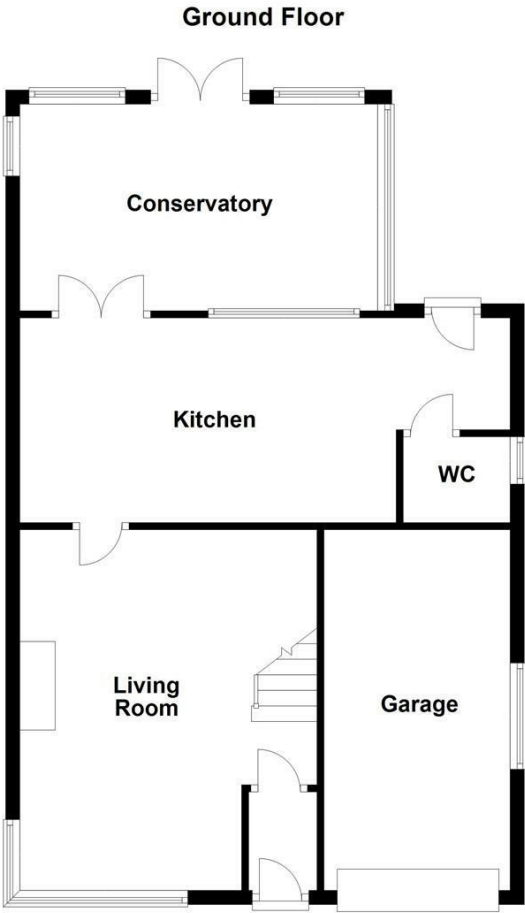
WAKEFIELD  
01924 291 294

OSSETT  
01924 266 555

HORBURY  
01924 260 022

NORMANTON  
01924 899 870

PONTEFRACT & CASTLEFORD  
01977 798 844

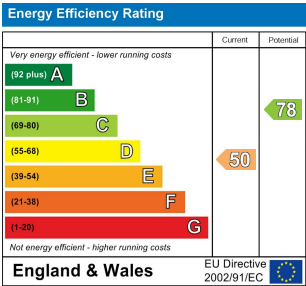


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We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take 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.



## 5 Brackendale Road, Thornes, Wakefield, WF2 8WA

### For Sale Freehold Guide Price £370,000

Located on a modern development is this attractive and well presented four bedroom detached family home benefitting from well proportioned accommodation, ample off street parking, and an enclosed rear garden.

The property briefly comprises of the entrance hall, living room, modern fitted kitchen, conservatory and downstairs w.c. The first floor landing leads to four bedrooms (the principal bedroom with modern en suite) and the house bathroom/w.c. Outside to the front is a lawned garden, paved pathway and driveway leading to the integral single garage. To the rear is an enclosed garden with artificial lawn and spacious Indian stone paved patio area and detached garage.

The property is ideally located close to Thornes Park and within walking distance to the local amenities 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

### ENTRANCE HALL

3'8" x 3'8" [1.13m x 1.14m]

Composite front entrance door, solid oak floor, central heating radiator and door to the living room.

### LIVING ROOM

8'7" [min] x 13'7" [max] x 16'7" [2.64m [min] x 4.15m [max] x 5.08m]

Solid oak floor, UPVC double glazed bay window overlooking the front aspect, wood burner inset onto a slate hearth with decorative brick chimney breast surround. Central heating radiator, staircase to the first floor landing and timber door leading into the kitchen.



### KITCHEN

9'6" x 18'6" [min] [2.90m x 5.64m [min]]

Range of modern high gloss wall and base units with laminate work surface over and tiled splash back above. 1 1/2 stainless steel sink and drainer with chrome swan neck mixer tap and instant hot tap.

Integrated microwave oven, twin oven and grill with four induction hob and cooker hood. Integrated dishwasher, space and plumbing for a washing machine and integrated fridge/freezer. UPVC double glazed window to the conservatory, inset spotlights to the ceiling, composite rear door, black contemporary radiator, timber door to the downstairs w.c. and double timber doors to the conservatory.

### CONSERVATORY

9'7" x 16'7" [2.94m x 5.06m]

Fully tiled floor with underfloor heating, inset spotlights into the surround, black contemporary radiator, UPVC double glazed windows and a set of UPVC double glazed French doors leading to the rear garden.



### W.C.

5'2" x 3'11" [1.58m x 1.20m]

Pedestal wash basin with two taps and tiled splash back, low flush w.c., central heating radiator and UPVC double glazed frosted window overlooking the side aspect.

### FIRST FLOOR LANDING

Loft access and doors to four bedrooms and the house bathroom.

### BEDROOM ONE

13'3" x 10'4" [max] x 8'8" [min] [4.05m x 3.16m [max] x 2.65m [min]]

UPVC double glazed window overlooking the front elevation, central heating radiator and timber door to the en suite shower room.



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

4'7" x 6'2" [1.40m x 1.88m]

Three piece suite comprising curved corner shower cubicle with mixer shower and chrome rain shower head, wash basin with chrome mixer tap built into a granite work surface with high gloss vanity cupboard and concealed cistern low flush w.c. Chrome ladder style radiator, UPVC double glazed frosted window overlooking the front elevation, inset spotlights and extractor fan. Fully tiled walls and floor.

### BEDROOM TWO

11'8" x 8'7" [3.58m x 2.64m]

UPVC double glazed window overlooking the front elevation, central heating radiator and door to the overstairs storage cupboard.



### BEDROOM THREE

5'5" [min] x 8'6" [max] x 11'1" [1.66m [min] x 2.60m [max] x 3.39m]

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

### BEDROOM FOUR

6'10" x 9'5" [2.09m x 2.88m]

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

### BATHROOM/W.C.

5'7" x 6'6" [1.71m x 1.99m]

Three piece suite comprising low flush w.c., panelled bath with mixer

tap and vanity wash basin with mixer tap built into a laminate work surface, Shaver socket point, fully tiled floor, central heating radiator, UPVC double glazed frosted window overlooking the rear elevation and extractor fan.



### OUTSIDE

To the front of the property is an attractive lawned garden with a paved pathway to the front and tarmacadam driveway leading to integral single garage with manual up and over door, power and light. To the rear is a large Indian stone paved patio area, perfect for entertaining and dining purposes with a stone built brick BBQ, an artificial lawn with slate borders and a single detached garage, fully enclosed by timber panelled surround fences.



### 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.