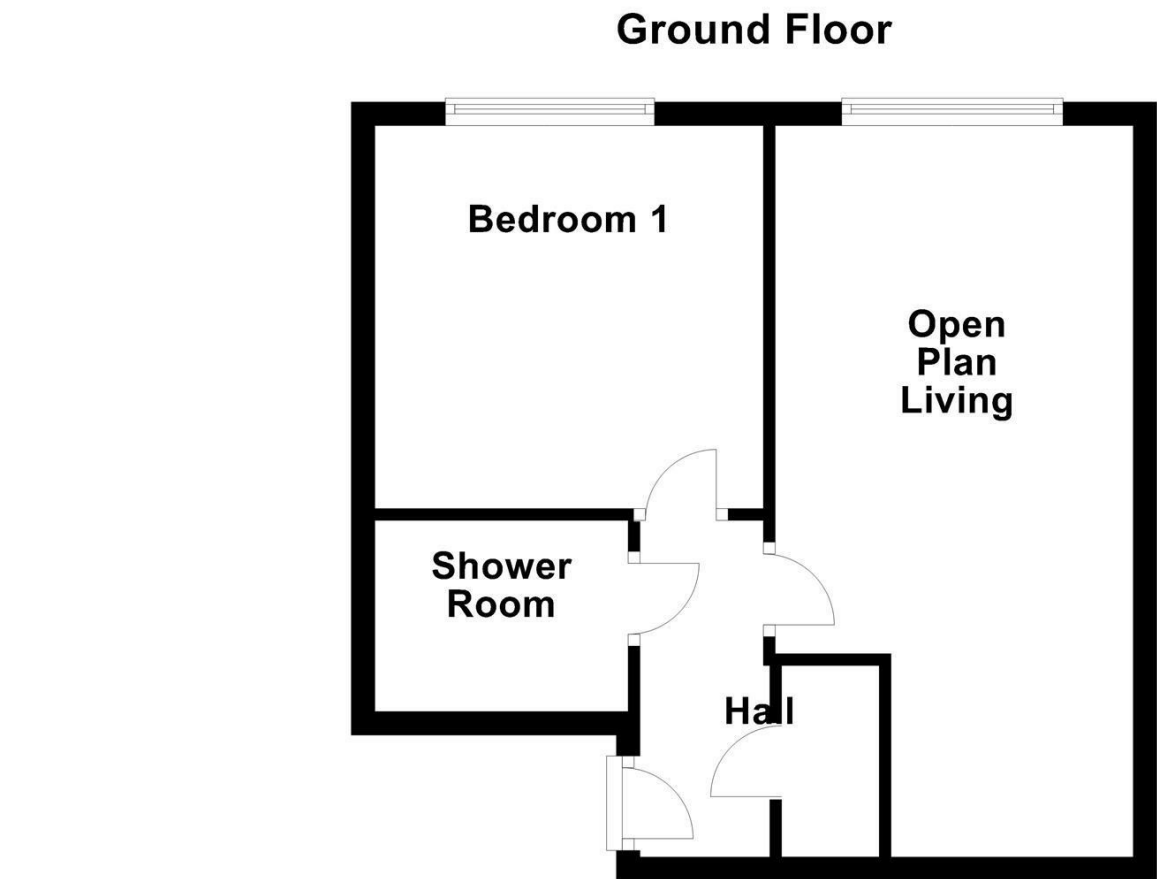


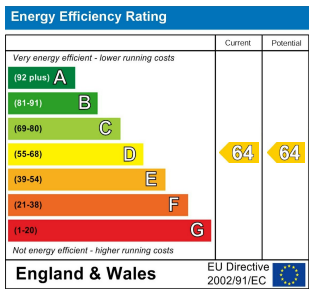


**IMPORTANT NOTE TO PURCHASERS**  
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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



|                                   |                                                     |                                 |
|-----------------------------------|-----------------------------------------------------|---------------------------------|
| <b>WAKEFIELD</b><br>01924 291 294 | <b>OSSETT</b><br>01924 266 555                      | <b>HORBURY</b><br>01924 260 022 |
| <b>NORMANTON</b><br>01924 899 870 | <b>PONTEFRACT &amp; CASTLEFORD</b><br>01977 798 844 |                                 |



## 16 Thornhill House Thornhill Street, Wakefield, WF1 1NL

### For Sale Leasehold £115,000

Ideally located in Wakefield city centre is this one double bedroom second floor apartment ideally located for all amenities such as shops and supermarkets.

The property fully comprises entrance hall, open plan living/kitchen, a double bedroom and shower room/w.c.

The property is located in a convenience location for Wakefield city centre with easy access to shops and supermarkets. Wakefield Kirkgate train station is only a short distance away, perfect for those looking to travel further afield.

Ideal for the first time buyer, couple or the investor, an early viewing comes highly recommended.



## ACCOMMODATION

### ENTRANCE HALL

Secure front entrance door with stairs up to the second floor into the entrance hall. Built in storage cupboard and provides access into the open plan living/kitchen, bedroom and shower room.

### OPEN PLAN LIVING/KITCHEN

20'3" x 9'11" [6.18m x 3.04m]  
Range of wall and base units with wood effect laminate work tops incorporating stainless steel sink and drainer unit, electric oven with hob, space for a fridge/freezer and space for a washing machine. Spotlights to the ceiling, UPVC double glazed window to the rear elevation and electric heater.



### BEDROOM

10'7" x 10'8" [3.24m x 3.27m]  
UPVC double glazed window to the rear elevation, electric radiator and spotlights to the ceiling.



### SHOWER ROOM/W.C.

7'1" x 5'2" [2.18m x 1.6m]  
Three piece suite comprising shower cubicle with wall mounted shower, vanity wash hand basin with mixer tap and low flush w.c. White ladder style radiator and spotlights to the ceiling.



### LEASEHOLD

The service charge is £722.00 [pa]. The remaining term of the lease is 998 years [2024]. A copy of the lease is held on our file at the Wakefield office.

### COUNCIL TAX BAND

The council tax band for this property is A.

### 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.