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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.



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



## 13 Thornhill Croft, Walton, Wakefield, WF2 6NU

### For Sale Freehold Offers Over £280,000

Located in a hidden and peaceful cul-de-sac within walking distance of local amenities is this three bedroom semi detached house benefitting from spacious accommodation including modern kitchen, driveway parking and attractive gardens to the front and rear with generous side garden.

The accommodation briefly comprises of the entrance hall, living room and modern fitted kitchen/diner. The first floor landing leads to three bedrooms and house bathroom/w.c. Outside to the front is an attractive lawned garden and driveway providing off road parking for three vehicles and timber shed. To the rear behind the shed is a lawned garden and paved patio area, perfect for al fresco dining.

The property is ideally located just three miles from Wakefield city centre and junction 39 of the M1 motorway, providing excellent transport links for those looking to commute. In addition, Sandal & Agbrigg train station is only a short distance away. The property is within close proximity to good local schools such as Walton Primary Academy, which is within walking distance.

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

Composite front entrance door, central heating radiator, stairs to the first floor landing and door to the living room.

### LIVING ROOM

12'4" x 13'3" [min] x 15'10" [max] [3.76m x 4.05m [min] x 4.83m [max]]

UPVC double glazed bay window overlooking the front aspect, laminate flooring, central heating radiator, coving to the ceiling, picture rail and decorative fireplace with stone hearth and solid wooden mantle. Door leading into the kitchen/diner.



### KITCHEN/DINER

8'5" x 15'5" [2.58m x 4.71m]

Range of modern wall and base units with laminate work surface

over and tiled splash back, integrated twin oven and grill with five ring gas hob and cooker hood. Built in wine rack, space for an under counter fridge/freezer, 1 1/2 stainless steel sink and drainer with swan neck mixer tap, space and plumbing for a washing machine. Inset spotlights, laminate flooring, central heating radiator, UPVC double glazed window and set of French doors to the rear garden. Door providing access to the understairs storage cupboard.



### FIRST FLOOR LANDING

Loft access to the partially boarded loft with light, timber double glazed frosted window overlooking the side elevation and doors to three bedrooms and house bathroom. Double doored storage cupboards with fixed shelving.

### BEDROOM ONE

9'8" x 11'5" [min] x 14'0" [max] [2.95m x 3.48m [min] x 4.29m [max]]

UPVC double glazed windows overlooking the front elevation, inset spotlights, central heating radiator, picture rail and laminate flooring.



### BEDROOM TWO

9'1" x 10'7" [2.78m x 3.24m]

UPVC double glazed window overlooking the rear elevation, central heating radiator, picture rail, inset spotlights and laminate flooring.



### BEDROOM THREE

8'5" x 5'6" [2.57m x 1.69m]

UPVC double glazed window overlooking the front elevation, central heating radiator, picture rail, inset spotlights and laminate flooring.

### BATHROOM/W.C.

5'7" x 6'0" [1.72m x 1.85m]

Three piece suite comprising low flush w.c., pedestal wash bash with mixer tap and panelled bath with mixer tap and mixer shower over. Fully tiled walls and floor. Chrome ladder style radiator, inset spotlights, extractor fan and UPVC double glazed frosted window overlooking the rear elevation.



### OUTSIDE

To the front is an attractive lawned garden and driveway providing ample off road parking for three vehicles and timber shed. To the rear is a paved patio area and lawned garden.



### PLEASE NOTE

The property did have planning permission for an extension for a garage with downstairs bathroom and an additional large bedroom with en-suite above. Planning was granted January 2018 but now expired.

### COUNCIL TAX BAND

The council tax band for this property is C.

### 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.