



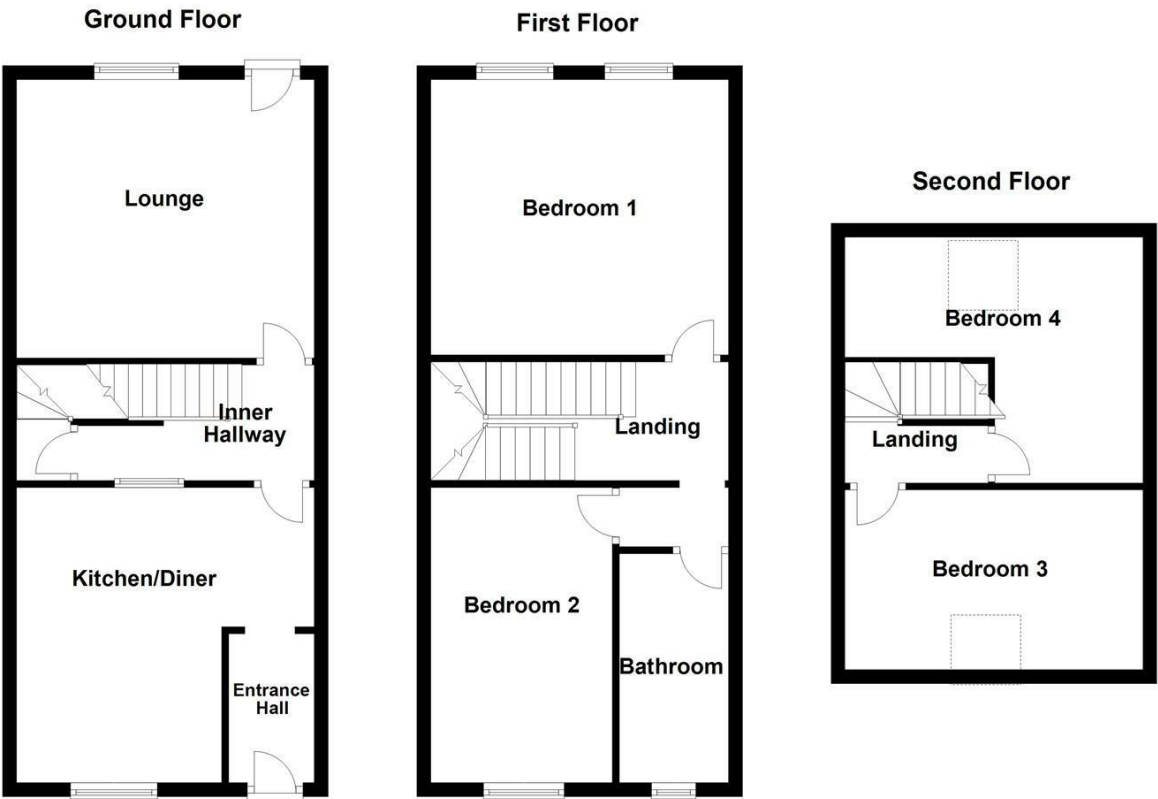
WAKEFIELD
01924 291 294

OSSETT
01924 266 555

HORBURY
01924 260 022

NORMANTON
01924 899 870

PONTEFRACT & CASTLEFORD
01977 798 844

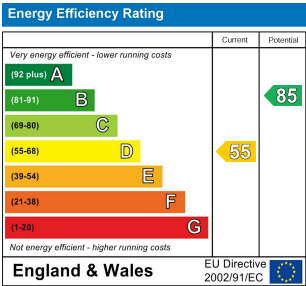


IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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



37 Thornes Road,, Wakefield, WF2 8PL

For Sale Freehold Offers In The Region Of £210,000

Set back from the main roadside is this four bedroom mid terrace property, newly renovated offering deceptively spacious and superbly appointed accommodation over three floors, featuring a brand new kitchen, bathroom, carpets, laminate flooring, doors, boiler, and central heating system.

The property fully comprises of the entrance hall, modern fitted kitchen/diner, inner hallway with access down to the cellar and door to the lounge. Stairs to the first floor lead to two bedrooms and modern house bathroom/w.c. A further set of stairs lead to the second floor which in turn leads to two further bedrooms. Outside there is off street parking to the front and good sized lawned garden to the rear incorporating flagged patio.

The property is well placed to local amenities including shops and schools with local bus routes nearby, as well as Thornes Park for those who enjoy outdoor walks.

Offered sale with no chain and vacant possession, an ideal home for the first time buyer, couple or family looking to gain access onto the property market and an early viewing comes highly recommended.



ACCOMMODATION

ENTRANCE HALL

Entrance door, wood effect flooring and door to the modern fitted kitchen/diner.

KITCHEN/DINER

14'0" [max] x 10'1" [min] x 13'11" [4.29m [max] x 3.08m [min] x 4.25m]

Range of contemporary grey gloss wall and base units with work surface over incorporating stainless steel sink and drainer with mixer tap, plumbing for a washing machine, space for fridge/freezer, integrated oven and grill with five ring gas hob. Wood effect floor, UPVC double glazed window to the front, radiator, window and door into the hallway.



HALLWAY

Radiator, access down to the cellar, stairs to the first floor landing, wood effect floor and door to the lounge.

LOUNGE

14'0" x 13'4" [4.27m x 4.07m]

UPVC double glazed window to the rear, cornice into the ceiling, dado rail, wood effect floor and fire surround.



FIRST FLOOR LANDING

Stairs to the second floor landing, doors to two bedrooms and the bathroom.

BEDROOM ONE

13'2" x 14'0" [4.03m x 4.28m]

UPVC double glazed windows to the rear and radiator.



BEDROOM TWO

8'8" x 13'11" [2.65m x 4.25m]

UPVC double glazed window to the front and radiator.

BATHROOM/W.C.

4'11" x 10'8" [1.51m x 3.27m]

Panelled bath with mixer shower over and separate attachment, low flush w.c. and vanity wash hand basin. Part tiled walls, fully tiled floor, UPVC double glazed frosted window to the front, recess ceiling spotlights and heated chrome towel radiator.



SECOND FLOOR LANDING

Doors to two bedrooms.

BEDROOM THREE

9'1" [min] x 10'8" [max] x 14'0" [2.79m [min] x 3.26m [max] x 4.29m]

Recess ceiling spotlights, radiator and timber framed double glazed window to the front.



BEDROOM FOUR

6'10" [min] x 14'0" [max] x 14'1" [2.10m [min] x 4.28m [max] x 4.31m]

Timber framed double glazed velux window to the rear, radiator and recess ceiling spotlights.



OUTSIDE

There is off street parking to the front and to the rear is a good sized lawned garden with flagged patio.

COUNCIL TAX BAND

The council tax band for this property is A.

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.