

WAKEFIELD
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OSSETT
01924 266 555

HORBURY
01924 260 022

NORMANTON
01924 899 870

PONTEFRACT & CASTLEFORD
01977 798 844



74 Thornes Moor Drive, Wakefield, WF2 8PY

For Sale Freehold £235,000

Situated in Thornes is this well presented, extended three bedroom semi detached property. Benefitting from ample driveway and parking, detached garage and enclosed rear gardens.

The property briefly comprises of an entrance hall, lounge and dining room with a kitchen extension. To the first floor landing we have access to three bedrooms and a family bathroom. Externally, the property benefits from low maintenance lawns to the front and rear with a rear patio area, ample driveway parking to the side and a detached garage with a manual up and over door.

Situated in this popular part of Wakefield, the property is well placed to Thornes Park and local bus routes travelling to and from the city centre. Wakefield centre and Junction 39 of the M1 motorway are only a short distance away.

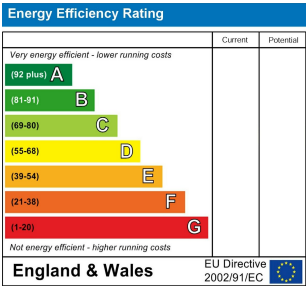
An early viewing comes highly recommended to fully appreciate the accommodation on offer and to avoid any level of disappointment.

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.



ACCOMMODATION

ENTRANCE HALL

UPVC front entrance door into the entrance hall. Stairs to first floor landing. Door into lounge.

LOUNGE

13'3" x 12'4" [4.05m x 3.76m]

UPVC box double glazed window to the front. Central heating radiator, feature fire place with wood surround. Door into dining room.



DINING ROOM

15'8" x 8'5" [4.79m x 2.59m]

UPVC double glazed window to the rear, central heating radiator. Built in under stairs storage cupboard, door into kitchen.



KITCHEN

7'11" x 6'9" [2.43m x 2.06m]

UPVC double glazed window to the rear with a side UPVC door. Fitted kitchen with an array of wall and base wooden units, stainless steel sink and drainer unit with partial tile splashback along the walls.

FIRST FLOOR LANDING

Doors to three bedrooms and family bathroom.

BEDROOM ONE

11'5" x 9'7" [3.50m x 2.93m]

UPVC double glazed box window to the front, central heating radiator.



BEDROOM TWO

17'7" x 9'2" [5.36m x 2.80m]

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

BEDROOM THREE

8'5" x 5'8" [2.58m x 1.75m]

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



BATHROOM

5'9" x 6'0" [1.77m x 1.85m]

UPVC double glazed window to the rear. Three piece suite with a wall mounted shower over the bath suite, wash hand basin with low flush W.C.. Fully tiled walls, central heating radiator.



OUTSIDE

To the front of the property there is a low maintenance lawn and a large driveway, providing ample off road parking down the side of the property. To the rear of the property there is a rear flagged patio seating area, low maintenance lawns and a detached garage with up and over door.



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.

EPC RATING

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

VIEWINGS

To view please contact our Wakefield office and they will be pleased to arrange a suitable appointment.