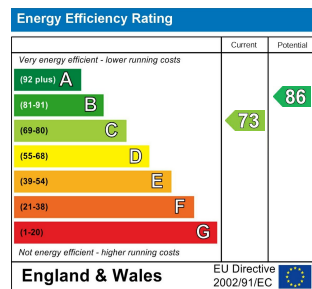


IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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



WAKEFIELD
01924 291 294

OSSETT
01924 266 555

HORBURY
01924 260 022

NORMANTON
01924 899 870

PONTEFRACT & CASTLEFORD
01977 798 844



60 Thornes Moor Drive, Wakefield, WF2 8PY

For Sale Freehold £265,000

Occupying a corner plot position is this well appointed three bedroom semi detached extended bungalow benefitting from UPVC double glazing and gas central heating.

The property fully comprises of the entrance hall, kitchen, separate dining room, lounge, four piece bathroom suite and three double bedrooms. Outside to the front is an attractive lawned garden and driveway providing off street parking leading to the detached brick built garage. Whilst to the rear is an attractive lawned garden incorporating flagged patio area enjoying a good degree of privacy.

Situated within a popular part of Thornes and only a 5 minute walk from Thornes Park, the property is well placed to local amenities including shops and schools with local bus routes nearby and having good access to the motorway network.

Offered for sale with no chain and vacant possession, an ideal home for the professional couple, family or those looking to downsize. An early viewing comes highly recommended.



ACCOMMODATION

ENTRANCE HALL

UPVC entrance door, coving to the ceiling, loft access, doors to the kitchen, bathroom, lounge, dining room and three bedrooms.

KITCHEN

10'10" x 7'1" [3.32m x 2.16m]

Range of wall and base units with work surface over incorporating stainless steel sink and drainer, plumbing for a washing machine, space for a dryer and space for fridge/freezer. Integrated oven and grill with four ring gas hob.

UPVC double glazed window to the front, tiled effect floor and door to the dining room.



DINING ROOM

11'6" x 10'10" [3.51m x 3.31m]

Coving to the ceiling, door to the hallway, radiator, UPVC double glazed window to the front and double doors to the lounge.



LOUNGE

12'8" x 17'8" [3.87m x 5.41m]

Gas fire with marble back, hearth and wood surround, low level radiator, UPVC double glazed window to the front, coving to the ceiling and door to the hallway.

BATHROOM/W.C.

6'5" x 7'9" [1.98m x 2.37m]

Four piece suite comprising low flush w.c., pedestal wash

basin, bidet and corner panelled bath with electric shower over. Fully tiled walls, UPVC double glazed frosted window to the side and radiator.



BEDROOM ONE

11'9" x 9'8" [3.59m x 2.97m]

Fitted wardrobes to two sides [one with bedside cabinets with corner shelving], UPVC double glazed window to the rear, radiator and coving to the ceiling.



BEDROOM TWO

11'4" [max] x 8'3" [min] x 11'7" [3.46m [max] x 2.54m [min] x 3.55]

UPVC double glazed window to the rear and radiator.



BEDROOM THREE

8'9" [max] x 5'8" [min] x 11'3" [2.67m [max] x 1.73m [min] x 3.45m]

Detailed coving to the ceiling, radiator and UPVC double glazed window to the rear.

OUTSIDE

To the front is a driveway providing ample off street parking leading to the brick built detached garage and attractive lawned garden. To the rear is an attractive lawned garden incorporating circular flagged patio area and greenhouse with plants and shrubs bordering.



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.