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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	



## 64 Thornes Moor Road, Wakefield, WF2 8PX

### For Sale Freehold £210,000

Proudly introduced to the market is this well presented two bedroom semi detached bungalow, situated in the highly sought after area of Thornes, Wakefield. Offering well proportioned accommodation throughout, a driveway leading to a detached garage and low maintenance rear garden.

Entry is gained via the side elevation into a contemporary kitchen fitted with integrated appliances, which flows seamlessly into a spacious living room complete with a feature gas fireplace. An internal hallway provides access to two bedrooms (the principal being a comfortable double and the second ideal as a single bedroom or home office), along with a stylish modern bathroom. Externally, the property enjoys a low maintenance rear garden, fully flagged and enclosed by timber fencing, while to the front there is a neat lawned garden and a driveway providing ample off street parking leading to the detached garage. The home also benefits from UPVC double glazing and a gas combination boiler.

Ideally located within walking distance of Thornes Park, just a short commute from Wakefield city centre, and close to a range of local shops and amenities.

Offered to the market with no onward chain and vacant possession, this delightful bungalow is perfectly suited to those looking to downsize or seeking a forever home. An early viewing is highly recommended to fully appreciate the quality and comfort of accommodation on offer.





## ACCOMMODATION

### KITCHEN

14'3" x 7'5" [4.36m x 2.28m]

UPVC door into the kitchen from the side elevation. A galley style layout with vinyl flooring, a range of wall and base units with laminate work surfaces, stainless steel sink with mixer tap and drainer, four ring gas hob with pull out extractor fan, integrated cooker and integrated microwave, space and plumbing for a washing machine and spotlights to the ceiling. Door through to the living room.

### LIVING ROOM

17'3" x 12'3" [5.28m x 3.74m]

Carpet flooring, a central heating radiator, UPVC double glazed window facing the front elevation and a gas fireplace with feature surround.



### INNER HALLWAY

Provides access to the bathroom and two bedrooms.

### BEDROOM ONE

11'1" x 11'4" [3.40m x 3.47m]

Carpet flooring, central heating radiator and UPVC double glazed window facing the rear elevation.



### BEDROOM TWO

8'2" x 9'2" [2.49m x 2.81m]

UPVC double glazed window facing the rear elevation, carpet flooring and central heating radiator.

### BATHROOM/W.C.

5'2" x 5'8" [1.60m x 1.73m]

Fitted with a low flush w.c., pedestal wash basin with hot and cold taps, panelled bath with mixer tap and shower attachment over, frosted UPVC double glazed window facing the side elevation and tiling from floor to ceiling.



### OUTSIDE

To the front of the property there is a laid to lawn garden with driveway leading to a detached garage. Externally, to the rear elevation of the property, there is a low maintenance garden enclosed by timber fencing, with the entire rear yard flagged for ease of upkeep.



### COUNCIL TAX BAND

The council tax band for this property is B.

### 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.