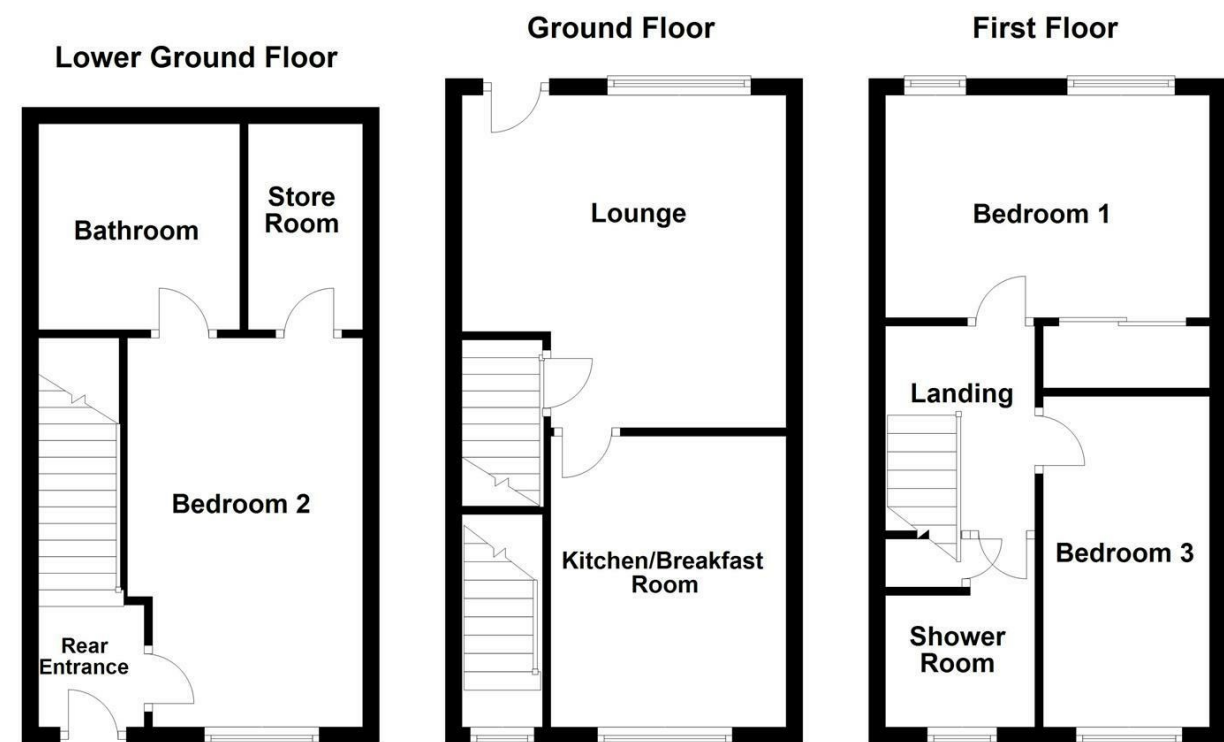


IMPORTANT NOTE TO PURCHASERS
 We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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



39 The Combs, Thornhill, WF12 0LQ

For Sale Freehold Offers In The Region Of £169,500

Freshly decorated and with new flooring throughout is this spacious three bedroom town house with accommodation over three levels benefitting from UPVC double glazing and gas central heating. Featuring a modern kitchen and two stunning bathrooms.

The property fully comprises of lounge, leading to kitchen/breakfast room with landing area with steps up to the first floor landing to two bedrooms and modern shower room/w.c. Steps from the landing area off the lounge lead to the lower ground floor which in turn has door to bedroom two with useful store room and access to spacious bathroom/w.c. Outside, low maintenance garden to the front and driveway to the rear providing off street parking for one vehicle. There is also plenty of on street parking available to the rear.

The property is well placed to local amenities including shops and schools with local bus routes nearby.

An ideal home for the first time buyer, couple or family looking to gain access onto the property market and is offered for sale with no chain and vacant possession upon completion.



ACCOMMODATION

LOUNGE

12'4" x 12'10" (max) x 9'6" (min) [3.78m x 3.92m (max) x 2.90m (min)]
UPVC double glazed window to the front with wooden venetian blind, radiator, coving to the ceiling, newly grey laminate flooring and electric fire with marble back, hearth and white surround. Door to the landing area with stairs leading down to rear entrance and door to the kitchen/breakfast room.



KITCHEN/BREAKFAST ROOM

9'5" x 11'7" [2.89m x 3.55m]
Range of modern fitted wall and base units with work surface over incorporating stainless steel sink and drainer with mixer tap, integrated oven and grill, four ring touch screen induction electric hob with cooker hood above and integrated fridge/freezer. UPVC double glazed window to the rear with wooden venetian blind, radiator, newly fitted grey laminate flooring and door to landing area with UPVC double glazed window to the rear with wooden venetian blind and stairs to the first floor.

LOWER GROUND ENTRANCE HALL

UPVC double glazed rear door, radiator and stairs leading to the ground floor. Door and steps down to bedroom two.

BATHROOM/W.C.

7'10" x 9'5" [2.41m x 2.89m]
Shower cubicle with mixer shower, w.c., ceramic tiled bath, pedestal wash basin with tiled splash back. Fully tiled floor and heated chrome towel radiator. Access to understairs storage area.



BEDROOM TWO

15'6" x 8'4" (min) x 9'5" (max) [4.73m x 2.55m (min) x 2.89m (max)]
UPVC double glazed window to the rear with wooden venetian blind, radiator, fitted cupboard housing the central heating boiler, plumbing for a washing machine with worktop and useful fitted drawer unit. Newly fitted carpet (and vinyl under the utility area), doors to the bathroom and store room [2.41m x 0.93m].



FIRST FLOOR LANDING

Loft access, doors to two bedrooms and the shower room.

BEDROOM ONE

12'9" x 8'9" [3.91m x 2.68m]
UPVC double glazed windows to the front with wooden venetian blind, radiator, newly fitted carpet built in double wardrobe with sliding mirror doors.



BEDROOM THREE

6'6" x 13'1" [1.99m x 4.0m]
UPVC double glazed window to the rear with wooden venetian blind, newly fitted carpet and radiator.



SHOWER ROOM/W.C.

6'0" x 4'11" plus walk in area 2'3" x 2'8" [1.83m x 1.50m plus walk in area 0.69m x 0.83m]
Concealed cistern low flush w.c., vanity wash basin and corner shower cubicle with mixer shower. Fully tiled walls and floor, UPVC double glazed frosted window to the rear with wooden venetian blind, heated chrome towel radiator and door to the airing cupboard.



OUTSIDE

To the front is a low maintenance with plants and shrubs with pathway to the front door. To the rear is a driveway providing off road street parking for one vehicle.



COUNCIL TAX BAND

The council tax band for this property is B.

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 Ossett 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.