

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	



6 Frank Lane, Thornhill, WF12 0JS

For Sale Freehold £235,000

Situated in Thornhill is this well presented two bedroom semi detached bungalow benefitting from rear driveway with garage and low maintenance gardens.

The property briefly comprises of the entrance porch leading to the hallway providing access to the lounge, kitchen, two bedrooms and modern shower room. Externally there is a lawned garden to the front, side patio and rear driveway with detached garage.

Conveniently located within walking distance to local amenities and schools in Thornhill, and with main bus routes to and from Dewsbury town centre. The M1 motorway is only a short distance away, ideal for those commuting further afield.

Done to a high standard, this property is ready to move into and a viewing is highly recommended.



ACCOMMODATION

ENTRANCE PORCH

Side entrance door and timber framed door to the hallway.

HALLWAY

Loft access, central heating radiator, doors to the lounge, kitchen, two bedrooms and shower room.

LOUNGE

20'0" x 11'1" [6.11m x 3.39m]

UPVC double glazed window to the front elevation, two central heating radiators and inset multi fuel log burner.



KITCHEN

10'1" x 9'7" [3.08m x 2.94m]

Range of modern wall and base units with quartz work surface over, inset sink and drainer unit, integrated oven with induction hob and cooker hood. Space for a washing machine, integrated fridge/freezer, UPVC double glazed window to the front elevation, built in storage cupboard and floor to ceiling radiator.

BEDROOM ONE

14'0" x 10'1" [4.27m x 3.09m]

UPVC double glazed window to the rear elevation and central heating radiator.



BEDROOM TWO

10'8" x 10'0" [3.26m x 3.06m]

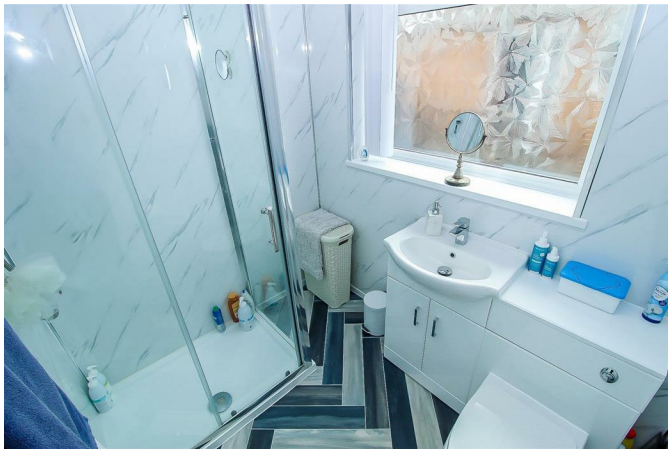
UPVC double glazed window to the rear elevation and central heating radiator.



SHOWER ROOM/W.C.

6'10" x 5'4" [2.09m x 1.65m]

Three piece suite comprising corner shower cubicle with wall mounted shower, vanity wash hand basin with mixer tap and low flush w.c. UPVC double glazed frosted window to the side elevation and chrome ladder style radiator.



OUTSIDE

To the front of the property gated entry with steps leads down to a lawned garden with paved pathway. There is a side entrance with flagged seating area leading to a gate providing access to the rear garden where there is driveway parking for two vehicles and access to a detached garage. There is lower level storage space under the bungalow accessed from the rear.



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 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.