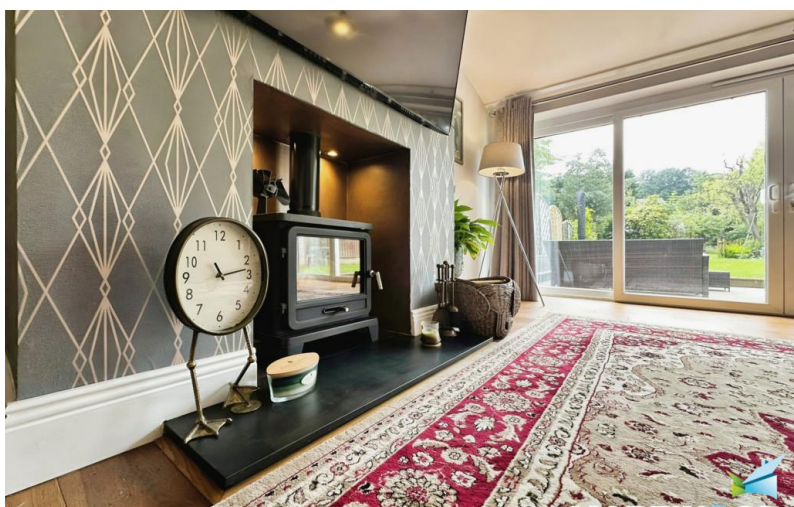


FOR SALE



MARTIN&CO



Thornes Road, Wakefield

4 Bedrooms, 2 Bathroom, Semi-Detached House

£335,000

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Thornes Road, Wakefield

4 Bedrooms, 2 Bathroom

£335,000

- Offered With No Onward Chain
- Extended Living Areas
- Modern Kitchen Breakfast Room
- Two Elegant House Bathrooms
- Private Large Garden

Martin and Co - Wakefield are pleased to bring to the market this beautifully extended four-bedroom semi-detached property offers a perfect combination of modern living spaces and classic charm, providing ample room for comfort and enjoyment. Offered with no onward chain

Situated in a sought-after neighborhood with excellent schools, local shops, and easy transport links, this home offers everything a modern family needs.

ENTRANCE HALL Inviting Entrance Hall: Featuring a radiator, wood flooring, and coat hooks, offering a warm and practical welcome.

STUDY/PLAYROOM 9' 11" x 10' 10" (3.03m x 3.31m) Versatile Reception Room Two: With cozy carpeting and a radiator, this room is perfect as an office or playroom, providing additional flexible living space.

WC 3' 0" x 3' 10" (0.93m x 1.19m) Off the hallway there is convenient Downstairs Toilet includes a modern sink, adding extra convenience for guests and everyday living.

KITCHEN/BREAKFAST ROOM 9' 8" x 19' 7" (2.97m x 5.99m) Modern Kitchen Breakfast Room: Featuring integrated appliances including a dishwasher, fridge freezer, gas hob, and oven, perfect for culinary enthusiasts. and benefitting with breakfast bar, French doors to rear garden and doors to dining room

DINING ROOM 9' 0" x 10' 4" (2.75m x 3.15m) Elegant Dining Room: Accessible from the kitchen breakfast room, this inviting space is perfect for family meals and entertaining guests, featuring ample natural light and stylish decor.

UTILITY ROOM The under stairs storage has been





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cleverly utilised into a utility room, with wall and base unit, plumbing for washing machine

LIVING ROOM 17' 11" x 14' 0" (5.48m x 4.27m) This spacious extended living room exudes warmth and comfort, featuring beautiful wooden flooring that stretches across the entire room. A charming log burner fire serves as a striking focal point, perfect for cozying up during colder months. The room is bathed in natural light, thanks to large patio doors that seamlessly blend indoor and outdoor living, providing easy access to the lush rear garden. The combination of the inviting fire, elegant flooring, and abundant light creates a harmonious space ideal for both relaxation and entertaining.

FIRST FLOOR

MASTER BEDROOM 13' 6" x 9' 10" (4.14m x 3.02m) Spacious master bedroom, where comfort and style converge effortlessly. Soft, plush carpeting underfoot offers a soothing contrast to the sturdy walls, creating a

serene ambiance that invites relaxation. A reliable radiator ensures the room is always cozy and warm, regardless of the weather outside, providing a comforting warmth that enhances the room's inviting atmosphere.

BEDROOM TWO 9' 8" x 10' 5" (2.96m x 3.2m) Welcome to the spacious second bedroom, a versatile retreat designed with comfort and functionality in mind. This room boasts a neutral-toned carpet that adds a touch of softness underfoot, enhancing the cozy atmosphere. Positioned strategically, a radiator ensures the room remains comfortably warm during cooler seasons, promising a snug environment year-round.

HOUSE BATHROOM ONE 5' 8" x 7' 7" (1.74m x 2.33m) Step into the inviting first house bathroom, where practicality meets elegance in a harmonious blend. The focal point is a spacious shower enclosure, offering ample room for a refreshing and indulgent bathing experience. Its sleek design is complemented by the surrounding part-tiled walls, combining



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functionality with a stylish aesthetic that is both easy to maintain and visually appealing.

A modern sink rests within a chic vanity unit, providing storage space beneath while adding a touch of sophistication to the room. The countertop offers additional space for toiletries and personal items, ensuring convenience without compromising on the bathroom's spacious feel. Natural light filters through a window, accentuating the clean lines and enhancing the overall brightness of the room.



BEDROOM THREE 8' 7" x 7' 8"
(2.64m x 2.34m) Welcome to the tranquil retreat of the third double bedroom, nestled at the rear of the home for privacy and peacefulness. Soft, plush carpeting envelops the floor, offering a comforting touch underfoot and enhancing the room's cozy ambiance. A reliable radiator ensures warmth throughout the year, making this bedroom a comfortable haven during colder seasons.

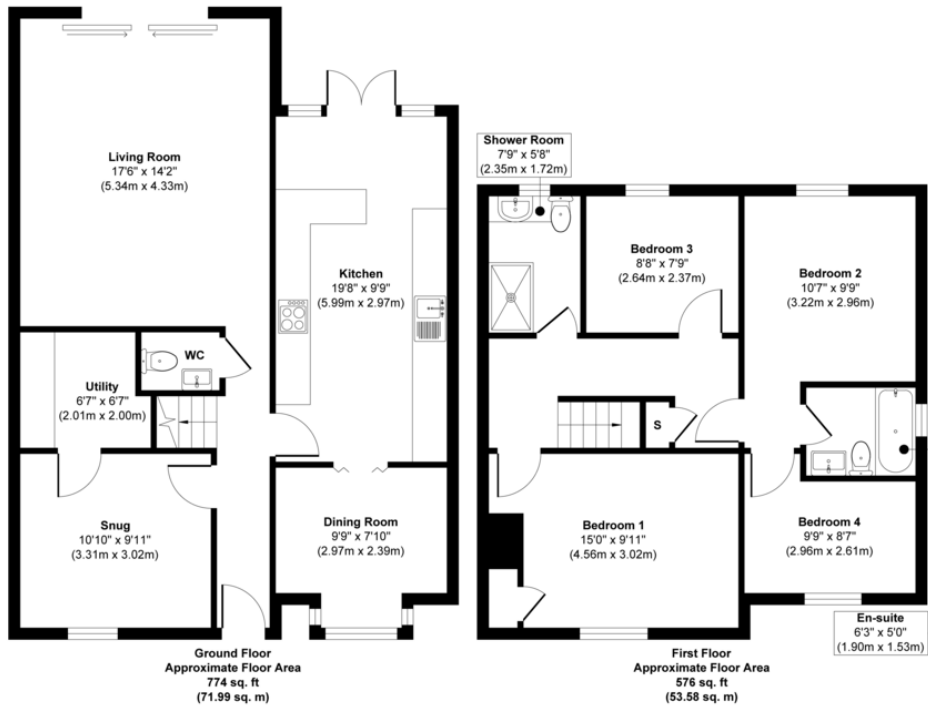
BEDROOM FOUR 6' 3" x 9' 8"
(1.93m x 2.96m) Welcome to the charming fourth single bedroom, ideally situated at the front of the home, offering a pleasant view of the surroundings. Soft, plush carpeting covers the floor, providing a cozy and inviting atmosphere that enhances comfort within the room. A reliable radiator ensures a consistent and comfortable temperature throughout the year, making it a welcoming space regardless of the season.



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HOUES BATHROOM TWO 6' 2" x 5' 4"
(1.9m x 1.63m) Step into the stylish house bathroom two, where functionality meets contemporary design in perfect harmony. The centerpiece is a sleek shower over a luxurious bath, offering the flexibility of both a quick shower and a relaxing soak. Fully tiled floors and walls surround the bathing area, exuding a modern and easy-to-clean aesthetic while providing a seamless integration of form and function.





Approx. Gross Internal Floor Area 1350 sq. ft / 125.57 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.
Produced by Elements Property

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