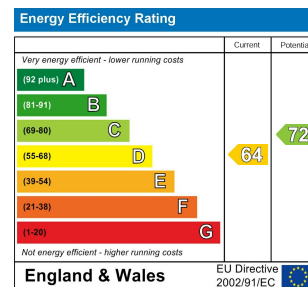
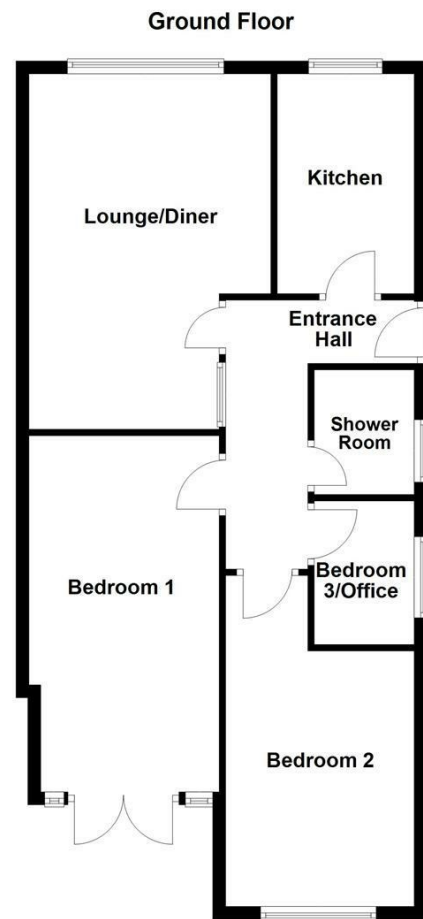




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**IMPORTANT NOTE TO PURCHASERS**  
 We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any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



## 37 Thornes Moor Avenue, Wakefield, WF2 8PZ

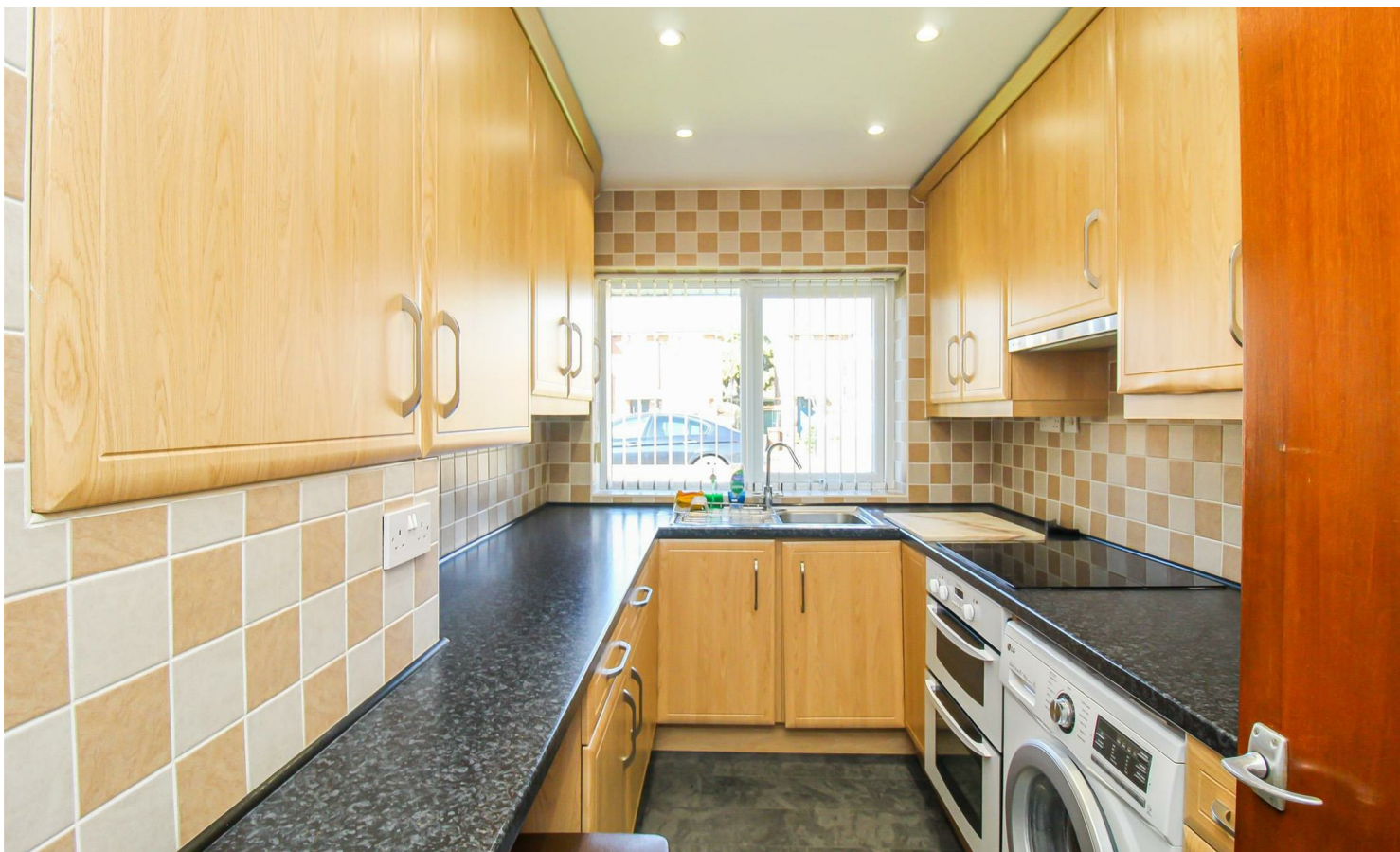
**For Sale Freehold £259,950**

Well appointed throughout, this deceptively spacious and extended three bedroom semi detached bungalow benefits from UPVC double glazing and gas central heating.

The accommodation briefly comprises an entrance hall, fitted kitchen and a spacious lounge diner. There are three bedrooms, two of which have been extended to the rear, along with a modern shower room. Externally, the property enjoys an attractive lawned garden to the front and a tarmac driveway to the side providing ample off road parking, leading to a detached garage. To the rear, there is an enclosed lawned garden incorporating a flagged patio area, ideal for outdoor seating.

Situated in the popular area of Thornes, the property is well placed for local amenities including shops, schools and regular bus routes, with Thornes Park nearby.

Offered for sale with no onward chain, this property would make an ideal home for couples, families or those looking to downsize. An early viewing is highly recommended.



**ACCOMMODATION**

**ENTRANCE HALL**  
Loft access and doors leading to the kitchen, lounge diner, three bedrooms, shower room and storage cupboard.

**KITCHEN**  
10'2" x 6'10" (3.10m x 2.10m )  
Fitted with a range of modern wall and base units with work surfaces incorporating a stainless steel sink and drainer with mixer tap. Integrated oven and grill, induction hob with extractor over, space and plumbing for a washing machine and space for a fridge freezer. Fully tiled walls, inset spotlights, radiator and UPVC double glazed window to the front elevation. The combination boiler is also housed here.

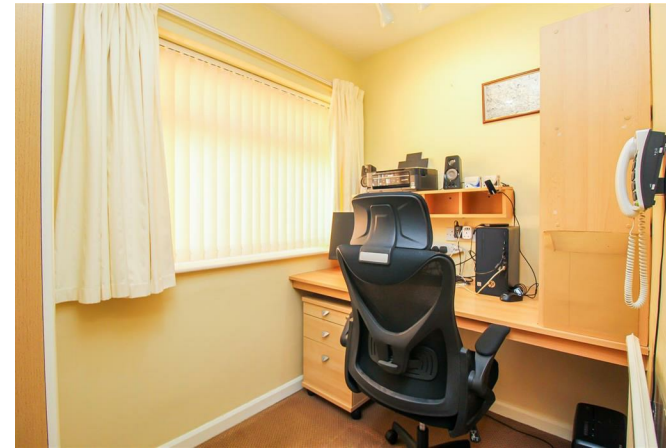
**LOUNGE/DINER**  
21'4" x 9'5" (min) x 12'7" (max) (6.51m x 2.88m (min) x 3.86m (max))  
A spacious dual purpose reception room with UPVC double glazed window to the front elevation, radiator, coving to the ceiling and feature electric fire with slate hearth and wooden surround.



**SHOWER ROOM/W.C.**  
5'7" x 5'10" (1.72m x 1.80m )  
Modern three piece suite comprising low flush WC, wash basin set within vanity units and corner shower cubicle with electric shower. Fully tiled walls and floor, chrome heated towel radiator and frosted UPVC double glazed window to the side elevation.



**BEDROOM THREE/OFFICE**  
8'3" x 5'8" (2.54m x 1.73m )  
UPVC double glazed window to the side elevation, radiator and fitted furniture, ideal for use as a third bedroom or home office.



**BEDROOM ONE**  
14'11" x 10'10" (max) x 8'7" (min) (4.55m x 3.31m (max) x 2.62m (min))  
Extended double bedroom with UPVC double glazed French doors and windows to the rear garden, two radiators, fitted wardrobes and dressing table area.



**BEDROOM TWO**  
8'8" (max) x 8'0" (min) x 10'8" (2.66m (max) x 2.45m (min) x 3.26m)  
Fitted wardrobes, radiator, coving to the ceiling and UPVC double glazed window to the rear elevation.



**DRESSING AREA**  
3'0" x 2'9" (0.93m x 0.85m)  
Located off bedroom two with fitted storage.

**OUTSIDE**  
Externally, the property enjoys a lawned garden to the front with planted borders and a driveway to the side providing ample off road parking, leading to a detached concrete sectional garage. To the rear, there is an enclosed lawned garden incorporating a paved patio area, ideal for outdoor seating and entertaining.



**COUNCIL TAX BAND**  
The council tax band for this property is C.

**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.