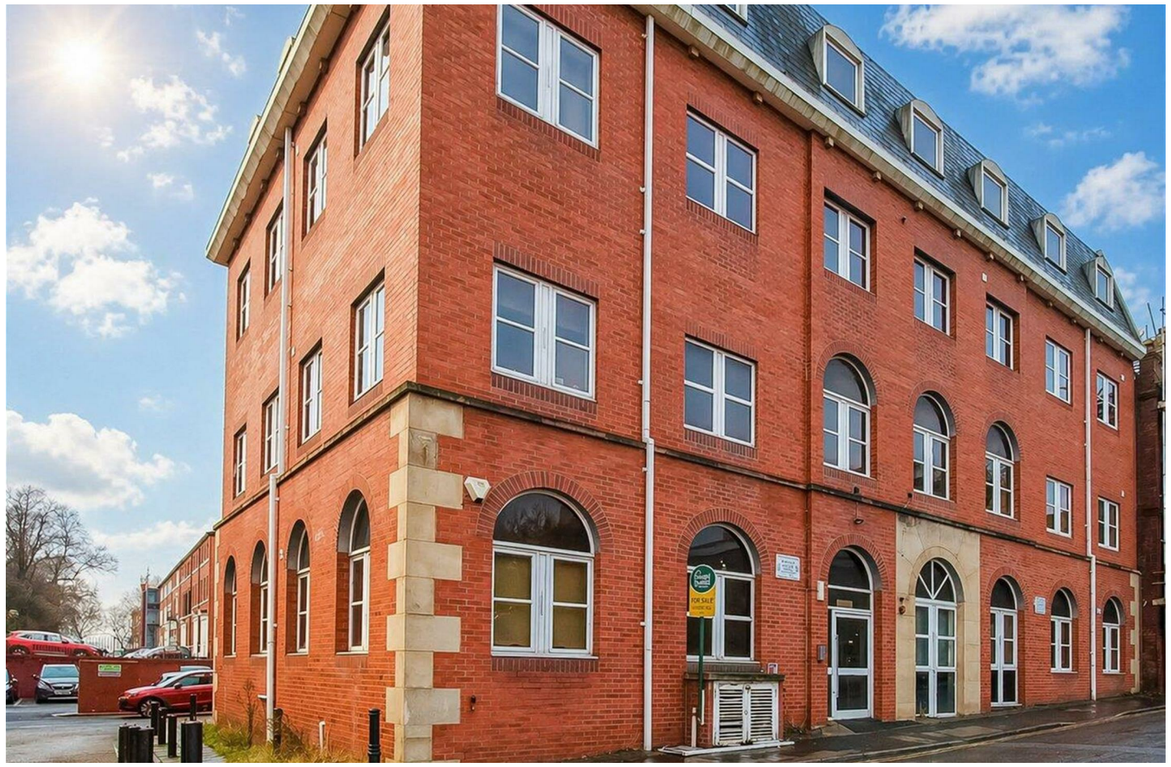
Richard Kendall
Estate Agent

WAKEFIELD 01924 291 294 | OSSETT 01924 266 555 | HORBURY 01924 260 022
NORMANTON 01924 899 870 | PONTEFRACT & CASTLEFORD 01977 798 844

Top Floor



20 Thornhill House Thornhill Street, Wakefield, WF1 1NL

For Sale Leasehold £59,995

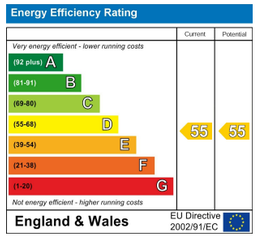
For sale at an attractive asking price, this superb one bedroom apartment presents an excellent opportunity for first time buyers looking to take their first step onto the property ladder, as well as investors seeking a well-located property with strong rental appeal. Combining modern open plan living with a convenient city location and no onward chain, this is a fantastic opportunity not to be missed.

The accommodation briefly comprises a communal entrance hallway with access via both stairway and lift, a private entrance hall, a spacious open plan modern fitted kitchen, dining and living area, a generous double bedroom, and a contemporary shower room with WC.

Ideally positioned for a wide range of local amenities, the property is within easy reach of Wakefield city centre, offering an excellent selection of shops, supermarkets, restaurants, leisure facilities and schools. Westgate railway station is also within easy reach, together with excellent motorway links, making it an ideal location for commuters.

Offered for sale with no onward chain, this apartment is perfectly suited to first-time buyers, professionals, couples and investors alike. Offering modern accommodation in a convenient location, early viewing is highly recommended.

The property benefits from electric panel heating throughout.



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.

ACCOMMODATION

ENTRANCE HALL

Access via stairs or lift to the top floor. The entrance hall features recessed spotlights, an electric radiator, and a telephone intercom system. Doors lead to the open plan living space, bedroom, shower room, and a useful storage cupboard.

OPEN PLAN KITCHEN DINING LIVING ROOM

12'9" x 19'2" (3.89m x 5.85m)

A bright and well proportioned living area with UPVC double glazed windows to the rear and side elevations. The room benefits from recessed spotlights and an electric radiator. The kitchen area is fitted with a modern range of wall and base units incorporating a sink with drainer, integrated fridge and freezer, oven and grill, touchscreen electric hob with extractor hood above, and splashback tiling. The space comfortably accommodates both dining and seating areas.

BEDROOM ONE

10'4" x 10'7" (3.15m x 3.24m)

A well sized double bedroom with a UPVC double glazed window to the rear elevation. The room includes recessed spotlights and an electric radiator.

SHOWER ROOM

5'3" x 5'0" (1.61m x 1.54m)

A modern shower room fitted with a concealed wash basin set within vanity units, low flush WC, and double shower cubicle with mixer shower. Fully tiled walls, complementary floor tiling, heated towel rail, and recessed spotlights complete the space.

LEASEHOLD

The service charge is £478.95 (6 months - 01/01-30/06) and the ground rent is peppercorn. The remaining term of the lease is 996 years (2026). A copy of the lease is held on our file at the Wakefield office.

LANDLORDS/INVESTORS PLEASE NOTE

Landlords and investors, this property offers rental potential. If you purchase through Richard Kendall Estate Agent and appoint our lettings team to manage the tenancy, you will receive the first three months of property management free on a twelve month term. You get a simple start, a clear plan and support from a team that looks after homes across the area. Want to explore this option? Get in touch and we will guide you through the next steps.

COUNCIL TAX BAND

The council tax band for this property is A.

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.

EPC RATING

To view the full Energy Performance Certificate please call into one of our local offices.

VIEWINGS

To view please contact our Wakefield office and they will be pleased to arrange a suitable appointment.