

property details **approval form**

26 Thornes Moor Drive, Wakefield, West Yorkshire, England, WF2 8QB

Date: 29 May 2026

Property Ref and Version: WAK128345 - 0001

selling your home with us!

Not for marketing purposes INTERNAL USE ONLY

>> **let's get your property sold!**

After visiting your property we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.

What is covered in this marketing approval form:

1. Price
2. Key Features
3. Short Description
4. Long Description
5. Property Images
6. Floor Plan

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

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>> **price**

guide price £250,000

Tenure: Freehold

>> **key features**

- > Two bedroom semi detached true bungalow
- > Driveway and garage
- > Immaculately presented
- > Low maintenance private garden
- > Popular location
- > EPC Rating: Awaiting

>> **short description**

Situated in the highly sought-after area of Thornes bright and spacious accommodation throughout, ideal for a range of buyers. Early viewing is highly recommended!

>> **long description**

Guide price £250,000-£260,000. Situated in the highly sought-after area of Thornes, this immaculately presented two-bedroom semi-detached true bungalow offers stylish, bright and spacious accommodation throughout, ideal for a range of buyers.

The property briefly comprises an inviting entrance hall leading into a generous living room, filled with natural light and providing a comfortable space for relaxation. There are two well-proportioned double bedrooms, including a spacious master bedroom, along with a modern shower room finished to a high standard.

Externally, the property benefits from a driveway to the side, providing ample off-street parking and leading to a single detached garage. Well-maintained front and rear gardens offer pleasant outdoor space, perfect for enjoying the warmer months.

This bright, airy home is presented in move-in ready condition and is ideally located close to local amenities, transport links, and schooling.

Early viewing is highly recommended

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>> **room description**

Lounge

12' 1" max x 17' 1" max (3.68m max x 5.21m max)

Kitchen

7' 1" max x 14' max (2.16m max x 4.27m max)

Bedroom 1

11' 1" max x 10' 1" max (3.38m max x 3.07m max)

Bedroom 2

8' 1" max x 8' max (2.46m max x 2.44m max)

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>> **property images**



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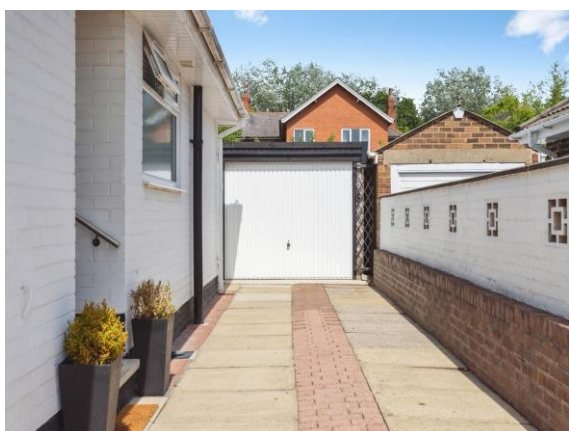
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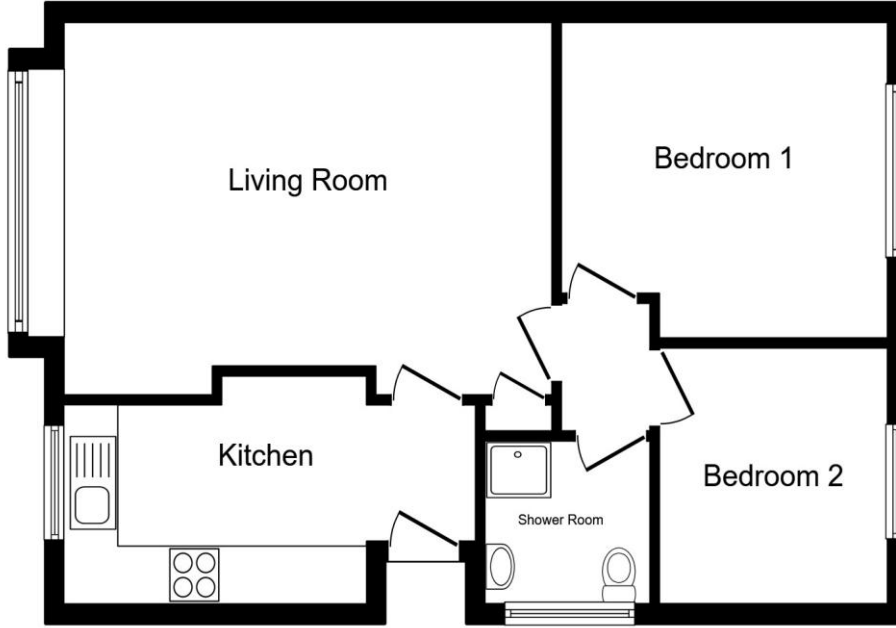
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>> floor plan



Total floor area 55.6 m² (598 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



>> approval

Signature

Date

	Signature	Date
Louella Halpin		
Miss M. Armitage		

Your William H Brown office: 2 Wood Street, WAKEFIELD, West Yorkshire, WF1 2ED

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