Richard Kendall Estate Agent

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NORMANTON 01924 899 870 | PONTEFRACT & CASTLEFORD 01977 798 844

Total area: approx. 113.5 sq. metres

73 Mount Crescent, Thornes, Wakefield, WF2 8QQ

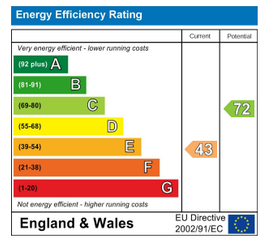
For Sale Freehold £350,000

Situated within a short distance of Thornes Park and well placed for local schools is this attractive three bedroom detached home, offering well proportioned accommodation, a generous rear garden and excellent potential for further enhancement.

The accommodation briefly comprises an entrance hall, a comfortable living room and a kitchen dining room, along with a rear extension providing an additional sitting room with access to a porch, creating flexible living space ideal for modern family life. To the first floor, the landing leads to three bedrooms, one of which benefits from a dressing area, along with a family bathroom and separate WC. Externally, the property benefits from driveway parking to the front. To the rear, the expansive lawned garden offers a high degree of privacy and incorporates a patio seating area, with ample space for a greenhouse or summer house, making it ideal for outdoor dining, entertaining or further landscaping.

The property is ideally located for a range of local amenities including shops, well regarded schools and recreational facilities, with Wakefield city centre only a short drive away. The motorway network is also easily accessible, making it particularly suitable for commuters.

Offering excellent potential, this property would make a superb family home. Early viewing is highly recommended.



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
Timber framed front entrance door leading into the main hallway with a side single glazed window with secondary glazing, staircase to the first floor landing and access to the lounge and kitchen.

LOUNGE
12'3" x 11'11" (3.74m x 3.64m)
Timber framed bay single glazed window to the front elevation with secondary glazing, brick fireplace, radiator and carpeted flooring.

KITCHEN
11'9" x 10'5" (3.59m x 3.20m)
Fitted kitchen with a range of wall and base units for storage, stainless steel sink and drainer unit, integrated electric hob and oven, space for a fridge freezer and plumbing for a washing machine. Timber framed single glazed window to the rear elevation and door leading out.

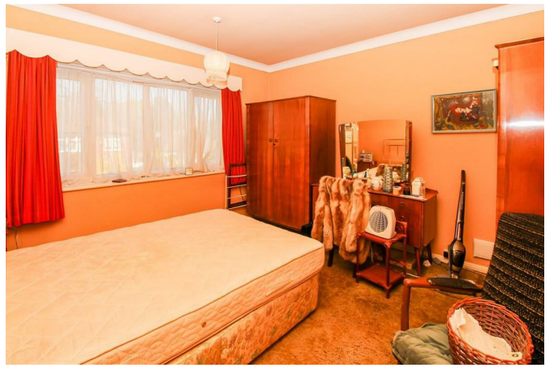
DINING ROOM
7'0" x 9'1" (2.14m x 2.79m)
Carpeted flooring with skirting and archway leading through to the sitting room.

SITTING ROOM
14'0" x 8'10" (4.27m x 2.70m)
Timber framed patio doors to the rear elevation, radiator and carpeted flooring with door leading through to the rear porch.

REAR PORCH
9'4" x 4'10" (2.87m x 1.49m)
Single glazed windows to the side and rear elevations with a side door leading out to the garden.

FIRST FLOOR LANDING
Side double glazed window, radiator and access to two bedrooms, bathroom and separate W.C.

BEDROOM ONE
12'0" x 11'4" (3.66m x 3.46m)
UPVC double glazed window to the front elevation, carpeted flooring, radiator and space for freestanding furniture.



BEDROOM TWO
8'0" x 10'5" (2.46m x 3.18m)
Window, radiator and carpeted flooring with door leading through to an occasional room.

OCCASIONAL ROOM/DRESSING AREA
14'0" x 8'10" (4.28m x 2.71m)
Timber framed double glazed window to the rear elevation, radiator and carpeted flooring. Versatile room, suitable as a dressing room, sitting room or additional bedroom.

BEDROOM THREE
8'5" x 7'0" (2.58m x 2.15m)
UPVC double glazed window to the front elevation, carpeted flooring and radiator.

BATHROOM
8'3" x 5'6" (2.54m x 1.69m)
Frosted UPVC double glazed window to the rear elevation, fitted with a three piece suite comprising panel bath with shower over and wash hand basin, ladder style radiator and built in storage cupboard. Part tiled walls.

W.C.
5'1" x 2'7" (1.57m x 0.80m)
Frosted double glazed window to the side elevation, low flush W.C.

OUTSIDE
To the front, a low maintenance lawned garden with planted borders and a driveway providing off road parking for one to two vehicles with side access to the rear. The rear garden is low maintenance with lawn, planted borders, patio seating area, space for a summer house and a storage shed.

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

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 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.