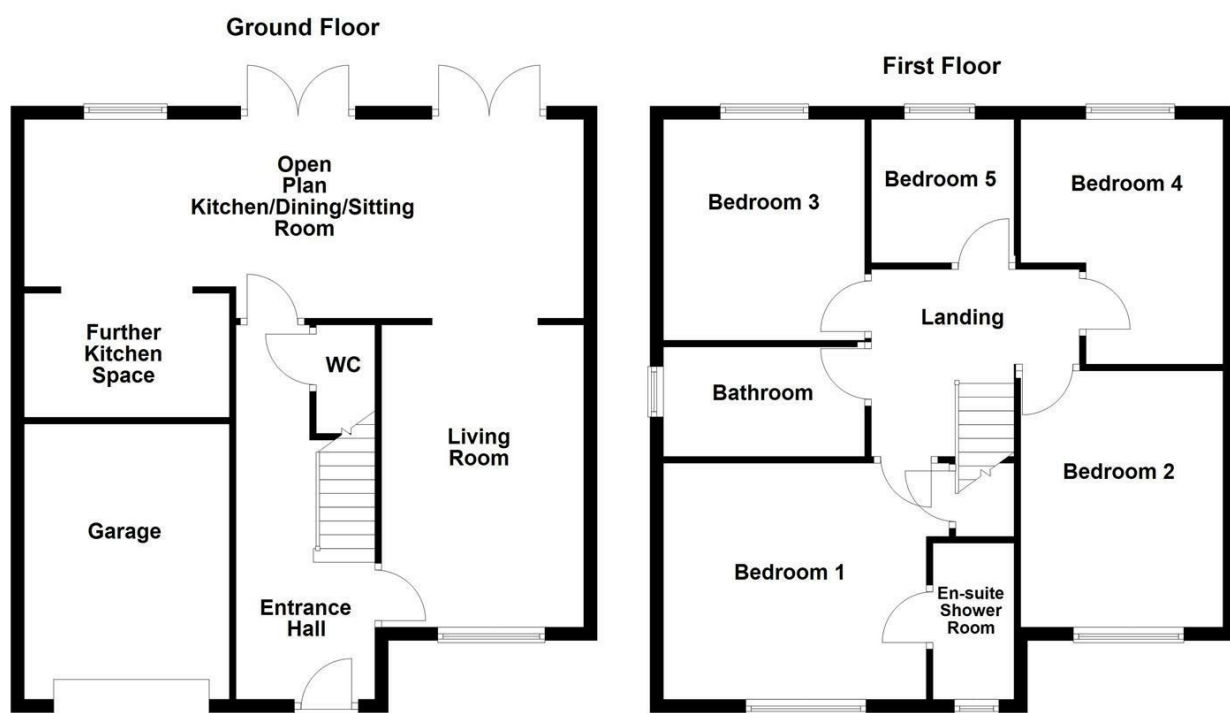


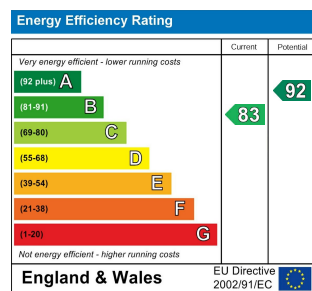


IMPORTANT NOTE TO PURCHASERS
 We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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



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



7 Lawefield Way, Thornes, Wakefield, WF2 8FD

For Sale Leasehold Offers In The Region Of £395,000

Situated on this modern development is this five bedroom detached home benefitting from well proportioned accommodation, driveway parking and an attractive enclosed rear garden.

The property briefly comprises of the entrance hall, living room, open plan kitchen/dining/sitting room with further kitchen space. The first floor landing leads to five bedrooms [the principal bedroom with en suite facilities] and the house bathroom/w.c. Outside to the front is a lawned garden and driveway parking for two vehicles leading to the single integral garage. To the rear is an enclosed lawned garden with stone paved patio area, perfect for outdoor dining with canopy.

The property is well placed for local shops and amenities including local schools. There are main bus routes running to and from Wakefield city centre or the motorway network is only a short drive away for those looking to travel further afield.

Only a fully internal inspection will reveal all that's on offer at this quality home and an early viewing comes highly recommended.



ACCOMMODATION

ENTRANCE HALL

Composite front entrance door, stairs to the first floor landing, central heating radiator and doors to the living room, open plan kitchen/dining/sitting room and downstairs w.c.

W.C.

5'3" x 2'9" [1.62m x 0.86m]
Central heating radiator, extractor fan, low flush w.c., pedestal wash basin with mixer tap and tiled splash back.

LIVING ROOM

10'0" x 15'1" [3.05m x 4.62m]
UPVC double glazed window to the front, central heating radiator and an opening through to the open plan kitchen/dining/sitting room.



OPEN PLAN KITCHEN/DINING/SITTING ROOM

27'7" x 9'10" [max] x 8'4" [min] [8.42m x 3.0m [max] x 2.55m [min]]
Range of modern wall and base units with laminate work surface over, 1 1/2 stainless steel sink and drainer with mixer tap, four ring induction hob and extractor hood. Integrated dishwasher and integrated washing machine. Two sets of UPVC double glazed French doors and window to the rear, an opening to further kitchen space and central heating radiator.



FURTHER KITCHEN SPACE

6'3" x 9'8" [1.91m x 2.95m]
Range of wall and base units with laminate work surface over, integrated double oven, under counter integrated freezer and a separate integrated fridge.



FIRST FLOOR LANDING

Loft access and doors to five bedrooms and house bathroom.

BEDROOM ONE

11'7" x 14'0" [max] x 12'10" [min] [3.55m x 4.27m [max] x 3.92m [min]]
Overstairs storage cupboard, door to the en suite shower room, central heating radiator and UPVC double glazed window to the front.



EN SUITE SHOWER ROOM/W.C.

4'3" x 7'5" [1.31m x 2.28m]
Low flush w.c., pedestal wash basin with mixer tap and shower cubicle with mains shower head attachment. UPVC double glazed frosted window to the front and chrome ladder style radiator.



BEDROOM TWO

13'1" x 10'0" [4.0m x 3.06m]
UPVC double glazed window to the front and central heating radiator.



BEDROOM THREE

10'4" x 11'0" [3.15m x 3.37m]
UPVC double glazed window to the rear and central heating radiator.

BEDROOM FOUR

12'0" x 9'8" [max] x 6'9" [min] [3.68m x 2.95m [max] x 2.06m [min]]
UPVC double glazed window to the rear and central heating radiator.

BEDROOM FIVE

7'8" x 7'1" [2.35m x 2.17m]
UPVC double glazed window to the rear and central heating radiator.

BATHROOM/W.C.

5'5" x 10'3" [1.67m x 3.14m]
Low flush w.c., pedestal wash basin with mixer tap and panelled bath with mixer tap. UPVC double glazed frosted window to the side, central heating radiator and extractor fan.



OUTSIDE

To the front is a lawned garden with planted borders incorporating mature shrubs and tree. A driveway provides off road parking to two vehicles leading to the single integral garage with manual up and over door, power and light. To the rear is a lawned garden incorporating stone paved patio area, perfect for outdoor dining and entertaining with canopy over, fully enclosed by timber fencing.



LEASEHOLD

The ground rent £150.00 [pa]. The remaining term of the lease is 989 years [2025]. A copy of the lease is held on our file at the Wakefield office. Please note the leasehold can be purchased for £2000.

COUNCIL TAX BAND

The council tax band for this property is E.

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.