



WAKEFIELD  
01924 291 294

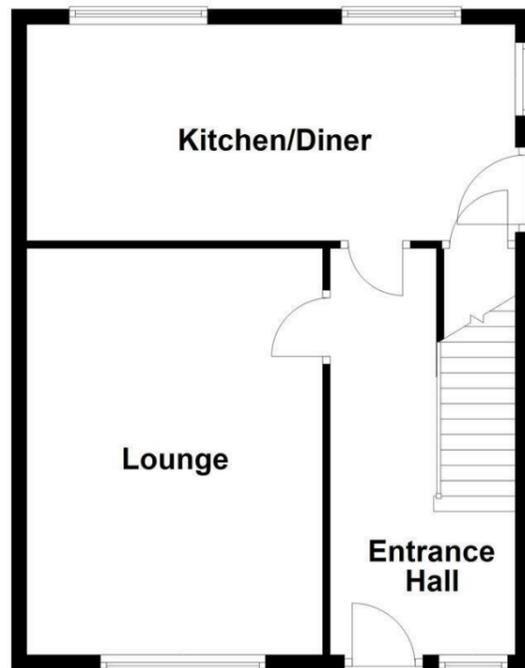
OSSETT  
01924 266 555

HORBURY  
01924 260 022

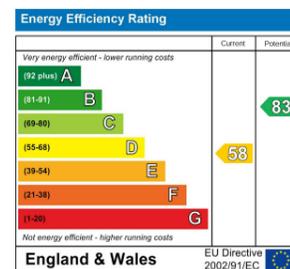
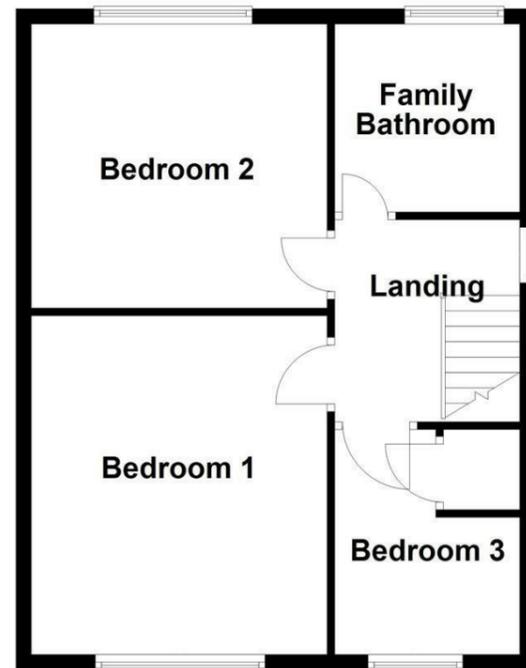
NORMANTON  
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PONTEFRACT & CASTLEFORD  
01977 798 844

### Ground Floor



### First Floor



#### 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.



## 7 Thornhill Close, Middlestown, Wakefield, WF4 4RS

### For Sale Freehold Offers Over £300,000

Superbly appointed throughout and finished to a high specification, this spacious three bedroom detached home occupies a desirable corner plot position and offers excellent potential for extension, subject to the necessary consents. Enhanced by gas central heating, UPVC double glazing, smart lighting throughout, and solid oak internal doors, the property combines contemporary style with practical family living.

The accommodation briefly comprises an entrance hallway leading through to a spacious living room and a superb open plan kitchen diner, creating an ideal space for both everyday living and entertaining. Stairs rise to the first floor landing, providing access to three well proportioned bedrooms, two of which are generous doubles, together with a modern, contemporary house bathroom. Externally, the property enjoys a low maintenance artificial lawned garden to the front, with a driveway to the side providing off road parking. To the rear is an attractive, enclosed garden featuring an Indian stone patio terrace complemented by a further timber decked seating area, creating a perfect outdoor entertaining space.

Situated within the popular residential area of Middlestown, the property is well placed for a range of local amenities including shops, schools and nearby bus routes, offering excellent convenience for families and commuters alike.

This is a fantastic home ideally suited to growing families or those looking to downsize without compromise, and an early viewing is highly recommended to fully appreciate the accommodation on offer.



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## ACCOMMODATION

### ENTRANCE HALL

Entered via a double glazed front door with frosted side panel with a radiator, coving to the ceiling, useful understairs storage cupboard and staircase rising to the first floor. Doors lead through to the living room and kitchen diner.

### LOUNGE

12'9" x 15'4" [3.89m x 4.68m]

A well proportioned reception room with coving to the ceiling, double glazed window to the front elevation, radiator and a feature limestone fire surround incorporating a contemporary electric fire.



### KITCHEN/DINER

20'1" x 9'3" [6.14m x 2.82m]

A spacious open plan kitchen diner fitted with modern solid wood wall and base units with matching work surfaces, incorporating a 1.5 bowl sink with mixer tap. Integrated appliances include a combi

microwave, oven and grill, induction hob with extractor above, dishwasher and washing machine. Karndean LVT flooring, recessed ceiling spotlights, integrated ceiling audio, soft close units, radiator and double glazed windows to both the rear and side elevations. A door provides access to a useful understairs storage area with space for a freezer.



### FIRST FLOOR LANDING

Coving to the ceiling, recessed spotlights, loft access and doors leading to three bedrooms and the house bathroom.

### BEDROOM ONE

11'5" x 13'9" [3.50m x 4.21m]

A spacious double bedroom featuring coving to the ceiling, radiator and double glazed window overlooking the rear elevation.



### BEDROOM TWO

10'11" x 11'6" [3.34m x 3.51m]

Coving to the ceiling, recessed LED spotlights, radiator and double glazed window overlooking the rear elevation.



### BEDROOM THREE

10'0" x 4'5" [min] x 7'8" [max] [3.07m x 1.35m [min] x 2.34m [max]]

Door to airing cupboard, radiator, coving to the ceiling, recessed LED spotlights and double glazed window overlooking the front elevation.



### BATHROOM/W.C.

7'7" x 8'3" [max] [2.33m x 2.53m [max]]

A contemporary bathroom fitted with a concealed low flush w.c., vanity wash basin with storage drawers beneath, luxury bath with mixer tap and shower attachment, and separate shower cubicle with thermostatic mixer shower. Fully tiled walls and floor, recessed spotlights and a double glazed frosted window to the rear elevation.



### OUTSIDE

To the front of the property is a low maintenance artificial lawned garden with pebble borders and a driveway to the side providing off street parking. To the rear is an attractive Indian stone patio incorporating a lawned garden area and pebble sections, creating an ideal space for outdoor seating and entertaining.



### PLANNING PERMISSION

Planning permission has been granted for the erection of a garage to the side of the property. Further details can be found on the Wakefield Council planning portal. Ref: 23/01865/CPL

### COUNCIL TAX BAND

The council tax band for this property is C.

### 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 Ossett 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.