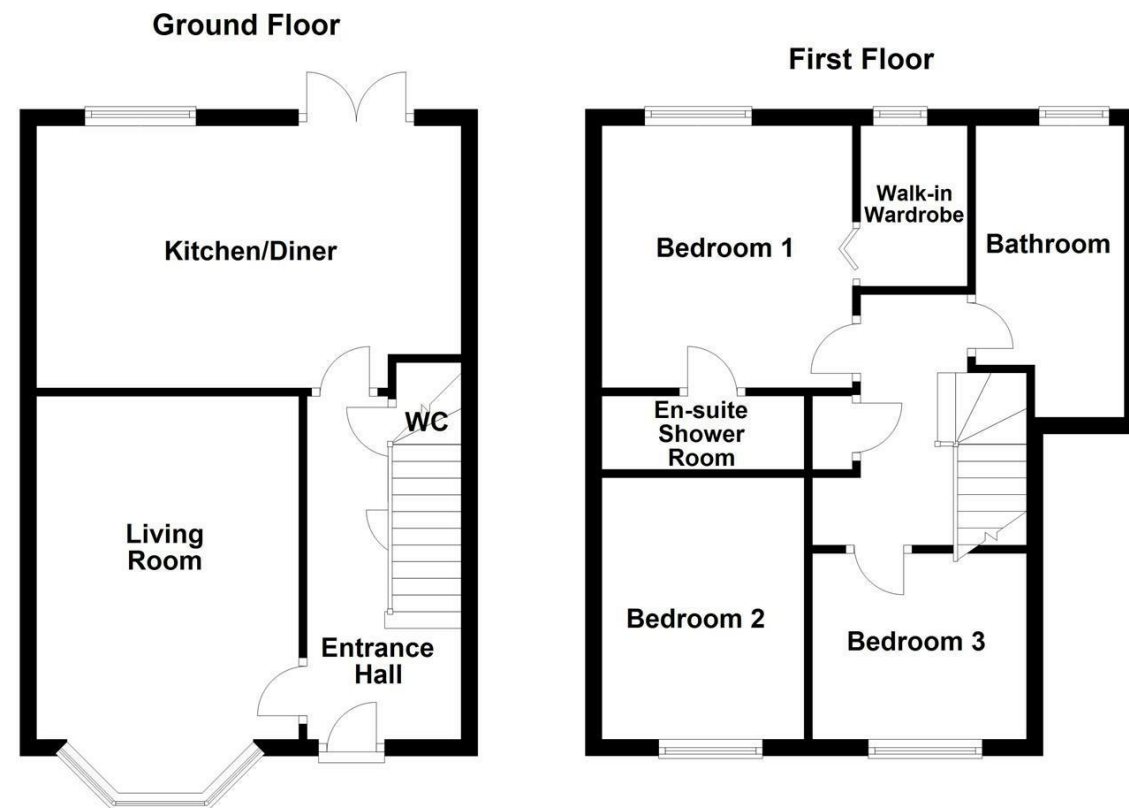




WAKEFIELD | **OSSETT** | **HORBURY**
01924 291 294 | **01924 266 555** | **01924 260 022**
NORMANTON | **PONTEFRACT & CASTLEFORD**
01924 899 870 | **01977 798 844**



6 Thornesgate Gardens, Wakefield, WF2 8ZB

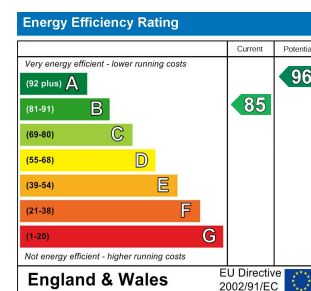
For Sale Freehold £270,000

Located on this modern development is this three bedroom mid town house benefitting from modern bathrooms, spacious kitchen/diner, ample off road parking and an attractive rear garden.

With UPVC double glazing and gas central heating, the property briefly comprises of entrance hall with understairs storage cupboard, downstairs w.c., spacious living room and large kitchen/diner with integrated appliances. The first floor landing leads to three double bedrooms (with the principal bedroom boasts walk in wardrobe and en suite facilities) and a three piece suite modern house bathroom/w.c. Outside to the front there is a cast iron gate providing access to a paved pathway to the front door. To the rear there is a paved patio area, perfect for al fresco dining overlooking an artificial lawn with paved pathway leading to the single detached garage. A timber gate provides access to the front and further a gate onto the block paved driveway to the rear.

This property would make an ideal purchase for those looking for a quality home in the Wakefield area close to excellent walking spots and, is aptly placed for local amenities such as shops and schools, as well as transport links.

Only a fully internal inspection will truly show what is to offer at this property and an early viewing is highly advised to avoid disappointment.



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.

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



OPEN 7 DAYS A WEEK | RICHARDKENDALL.CO.UK



ACCOMMODATION

ENTRANCE HALL

Doors to the downstairs w.c., living room, understairs storage cupboard and kitchen/diner. Inset spotlights to the ceiling, central heating radiator and a staircase leading to the first floor landing.

LIVING ROOM

10'4" x 13'8" [3.17m x 4.18m]
Walk in bay window with UPVC double glazed windows overlooking the front aspect and central heating radiator.



W.C.

5'2" x 2'5" [1.58m x 0.75m]
Low flush w.c., wall hung wash basin with chrome mixer tap and tiled splash back. Central heating radiator and extractor fan to the ceiling.

KITCHEN/DINER

10'4" x 17'4" [3.17m x 5.29m]
Feature tiled wall and central heating radiator. Range of wall and base units with laminate work surface over and laminate upstanding above. 1 1/2 stainless steel sink and drainer with swan neck mixer tap, plumbing and drainage for a washing machine, integrated oven and grill, four ring gas hob with glass splash back and cooker hood with glass surround over. Integrated microwave oven above and integrated fridge and freezer. LED strip lighting to the wall cupboards, inset spotlights to the ceiling, UPVC double glazed window and a set of UPVC double glazed French doors to the rear garden.



FIRST FLOOR LANDING

Loft access, central heating radiator and doors providing access to three bedrooms, the house bathroom and the boiler cupboard housing the combi condensing boiler.

BEDROOM ONE

10'5" x 9'11" [3.20m x 3.04m]
UPVC double glazed window overlooking the rear elevation, central heating radiator, bi-folding timber door providing access into the walk in wardrobe and door to the en suite shower room.



EN SUITE SHOWER ROOM/W.C.

21'0" x 8'0" [0.88m x 2.44m]
Three piece suite comprising walk in shower cubicle with sliding glass door, mixer shower and shower attachment, wall hung wash basin with mixer tap and low flush w.c. Part tiled walls.

wall mounted shaver socket point, inset spotlights, extractor fan to the ceiling and chrome ladder style radiator.



WALK IN WARDROBE

6'4" x 4'3" [1.94m x 1.30m]
Inset spotlights to the ceiling, UPVC double glazed window overlooking the rear elevation, wardrobe rails and fixed shelving.

BEDROOM TWO

8'2" x 10'8" [2.49m x 3.26m]
UPVC double glazed window overlooking the front elevation and central heating radiator.



BEDROOM THREE

7'1" x 8'6" [2.18m x 2.60m]
UPVC double glazed window overlooking the front elevation and central heating radiator.

BATHROOM/W.C.

5'10" (max) x 3'11" (min) x 11'7" [1.79m (max) x 1.20m (min) x 3.54m]
Three piece suite comprising panelled bath with full tiled surround, centralised mixer tap and mixer shower over, low flush w.c. and wall hung wash basin with mixer tap. Wall mounted shaver socket point, part tiled walls, chrome ladder style radiator, inset spotlights, extractor fan to the ceiling and UPVC double glazed frosted window overlooking the rear elevation.



OUTSIDE

To the front of the property there is a cast iron gate providing access onto the paved pathway leading to the front door with low maintenance wood chip buffer garden. The buffer garden opens up to a communal lawned area to the front with trees bordering. To the rear there is a block paved driveway providing access to a single detached garage with manual up and over door. A paved pathway leads to the timber gate accessing the enclosed rear garden. Within the rear garden there's an artificial lawn with paved pathway to the left and paved patio area, perfect for entertaining and dining purposes.



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 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.