



WAKEFIELD  
01924 291 294

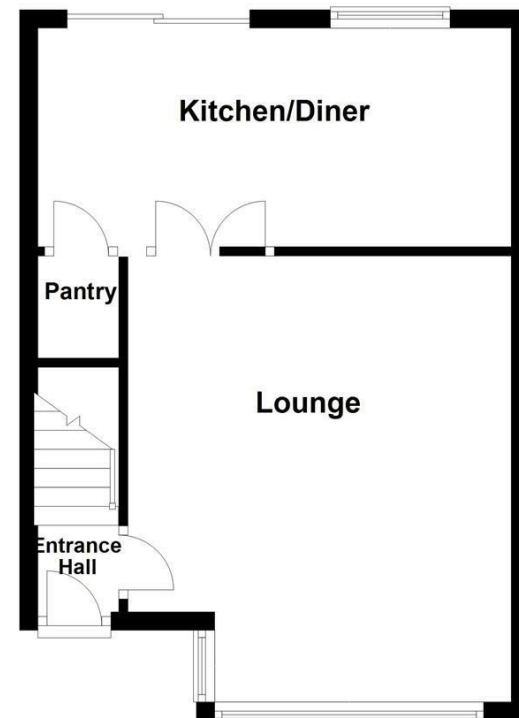
OSSETT  
01924 266 555

HORBURY  
01924 260 022

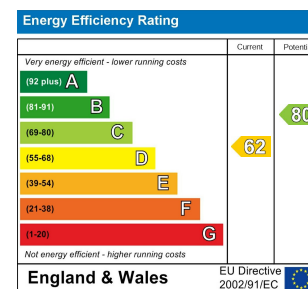
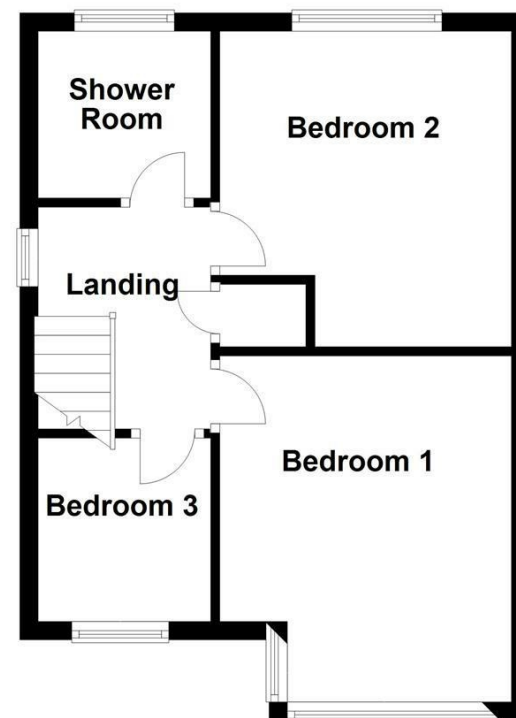
NORMANTON  
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PONTEFRACT & CASTLEFORD  
01977 798 844

### 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.



## 17 Thornhill Croft, Walton, Wakefield, WF2 6NU

### For Sale Freehold Offers In The Region Of £250,000

An ideal home for the working couple, family or those looking to downsize is this three bedroom semi detached home recently refurbished benefitting from recently fully rewired, newly fitted carpets, newly installed boiler and newly fitted kitchen and bathroom.

With UPVC double glazing and newly fitted gas central heating, the property fully comprises of entrance hall, lounge and modern newly fitted kitchen/diner. Stairs to the first floor lead to three bedrooms and contemporary newly fitted shower room/w.c. Outside there are attractive lawned gardens to the front and rear with driveway to the side leading to the detached garage.

Situated in a popular part of Walton, the property is well placed to local amenities including shops and schools with local bus routes nearby.

Offered for sale with no chain and vacant possession, an early viewing comes highly recommended.



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## ACCOMMODATION

### ENTRANCE HALL

UPVC entrance door, radiator, stairs to the first floor landing, door leading through into the lounge.

### LOUNGE

12'3" x 15'7" [3.75m x 4.77m]

UPVC double glazed walk in bay window to the front, radiator, coving to the ceiling, gas fire with full marble fire surround and French doors into the modern kitchen/diner.



### KITCHEN/DINER

8'4" x 15'5" [2.56m x 4.71m]

Modern fitted wall and base units with work surface over incorporating sink and drainer with mixer tap, space for a fridge and freezer, drawers down the base units, integrated oven and grill, touch screen four ring electric hob with stainless steel back and filter hood above. Plumbing for a washing machine, UPVC double glazed window and sliding patio doors to the rear. Radiator, wood effect floor, coving to the ceiling and door to understairs storage where the boiler is housed.



### FIRST FLOOR LANDING

Loft access, airing cupboard, UPVC double glazed window to the side, radiator and doors to three bedrooms and the shower room.

### BEDROOM ONE

9'6" x 13'9" [2.90m x 4.21m]

UPVC double glazed walk in bay window to the front, radiator and coving to the ceiling.



### BEDROOM TWO

9'0" x 10'5" [max] [2.75m x 3.20m [max]]

UPVC double glazed window to the rear and radiator.



### BEDROOM THREE

8'6" x 5'8" [2.60m x 1.73m]

UPVC double glazed window to the front, radiator and small bulkhead.

### SHOWER ROOM/W.C.

5'5" x 5'11" [1.66m x 1.82m]

Low flush w.c., wash basin with vanity cupboards, corner shower cubicle with mixer shower, fully tiled walls and floor. UPVC double glazed frosted window to the rear and radiator.



### OUTSIDE

To the front is a lawned garden and driveway to the side providing off street parking to a detached brick built garage with up and over door. Lawned garden to the rear with plants and shrubs bordering incorporating flagged patio area.



### 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.