



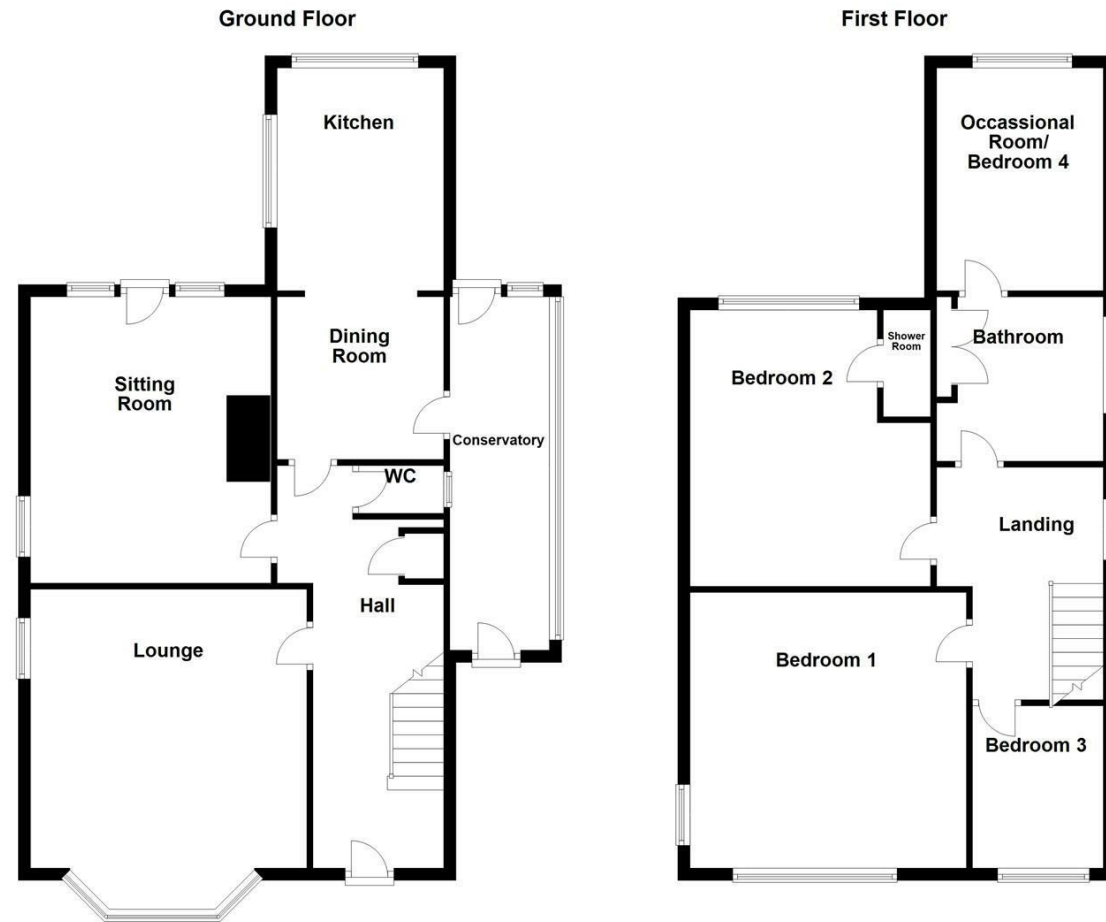
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40 Thornbury Road, Wakefield, WF2 8BH

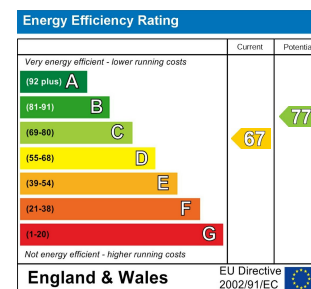
For Sale Freehold £395,000

Occupying a generous sized plot and situated close to Thornes Park is this well appointed three bedroom detached property benefitting from two driveways, spacious reception rooms and potential to extend, subject to consent.

The property briefly comprises of entrance hall, lounge, sitting room, dining kitchen, downstairs w.c. and conservatory side extension. The first floor landing leads to three bedrooms (bedroom two with shower off), family bathroom/w.c. with further extended room with potential to convert into a fourth bedroom. Externally there are driveway parking with ample space for several vehicles and low maintenance lawn and patio seating. To the front there is a further lawn and driveway parking for one vehicle.

Situated close to Thornes Park, the property is ideally located for all local shops and amenities including local schools. It is aptly placed for Wakefield city centre and all it has to offer.

This property has potential to be a fantastic family home and a viewing is highly recommended to reveal the accommodation on offer.



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,

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Please ring us to arrange a mortgage advice appointment.

*your home may be repossessed if you do not keep up repayments on your mortgage



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ACCOMMODATION

ENTRANCE HALL

UPVC front entrance door, central heating radiator, access to the lounge, sitting room and dining kitchen. Built in storage cupboard under the stairs and downstairs w.c. Staircase to the first floor.

LOUNGE

15'9" x 14'11" [4.81m x 4.57m]

UPVC double glazed bay window to the front elevation, UPVC double glazed window to the side, coving to the ceiling and original gas fireplace with surround.



SITTING ROOM

15'0" x 9'8" [4.58m x 2.95m]

UPVC double glazed window to the side elevation, UPVC double glazed door and windows to the rear, central heating radiator and open fireplace currently housing a log burner.



DINING KITCHEN

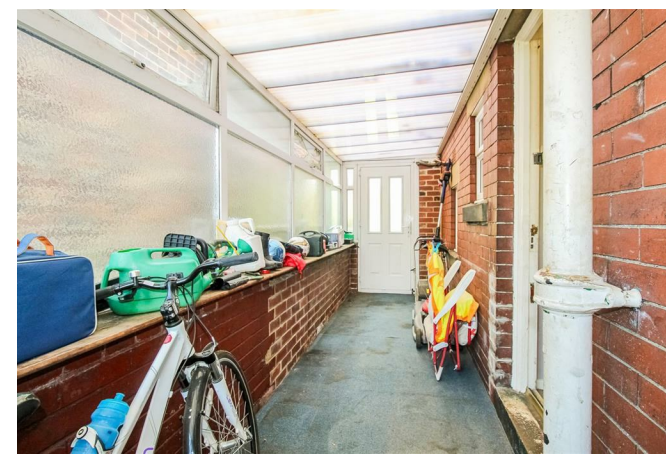
21'2" x 9'0" [max] [6.47m x 2.76m [max]]

UPVC double glazed windows to the rear and side elevation. Range of wall and base units with laminate work tops, space for a gas cooker, space for a washing machine, stainless steel sink and drainer unit, space for a fridge/freezer and the boiler is housed in here. The dining room area comprises central heating radiator, side door through to the conservatory and an opening into the kitchen.

CONSERVATORY

19'1" x 4'11" [5.84m x 1.5m]

UPVC door and frosted windows to the front and rear elevation.



W.C.

4'9" x 2'8" [1.45m x 0.83m]

Low flush w.c., UPVC double glazed frosted window to the side elevation.

FIRST FLOOR LANDING

UPVC double glazed window to the side elevation and access to three bedrooms, family bathroom and further occasional room, which could be used as a bedroom.

BEDROOM ONE

14'11" x 14'11" [4.57m x 4.57m]

UPVC double glazed windows to the front and side elevation, central heating radiator and fitted wardrobes to one side.



BEDROOM TWO

15'3" x 12'11" [4.67m x 3.96m]

UPVC double glazed window to the rear elevation, central heating radiator and door to small shower room.



SHOWER ROOM

5'0" x 2'7" [1.53m x 0.80m]

Wall mounted shower with glass sliding door and partial tiled splash back.

BEDROOM THREE

8'9" x 6'11" [2.68m x 2.11m]

UPVC double glazed window to the front elevation and central heating radiator.

BATHROOM/W.C.

8'10" [max] x 8'1" [2.71m [max] x 2.48m]

UPVC double glazed frosted window to the side elevation. Three piece suite comprising wall mounted shower over the bath, wash hand basin with mixer tap and low flush w.c. Partially tiled walls, spotlights to the ceiling and ladder style radiator. Built in storage cupboard and door through to the occasional room.



OCCASIONAL ROOM/BEDROOM FOUR

12'0" x 8'10" [3.68m x 2.70m]

UPVC double glazed window to the rear elevation and central heating radiator.

OUTSIDE

The property occupies a fantastic plot to the rear is a spacious tarmac driveway with ample space for several cars with an attached garage with side entrance and front door, used for storage. To the side of the property is a low maintenance lawn with bush and shrubbery border with flagged patio seating. Gated entrance leads to the side of the property which leads round to the front where there is double gated entrance with further flagged driveway parking for one vehicle and lawn with bush and shrubbery border.



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.