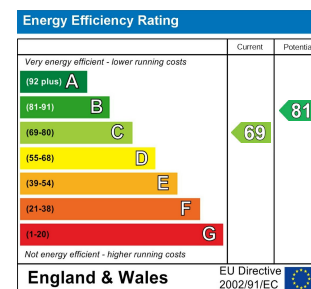
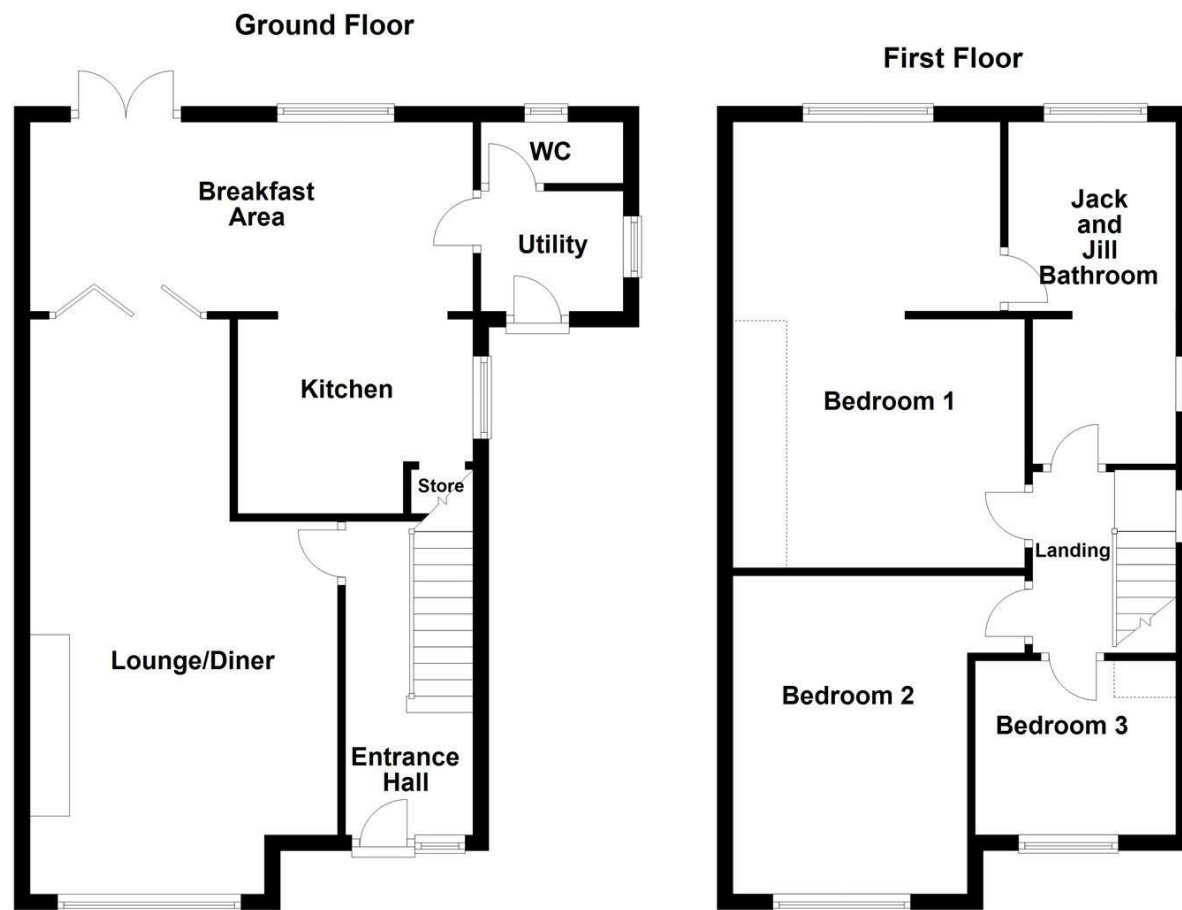




**WAKEFIELD** | **OSSETT** | **HORBURY**  
 01924 291 294 | 01924 266 555 | 01924 260 022  
**NORMANTON** | **PONTEFRACT & CASTLEFORD**  
 01924 899 870 | 01977 798 844



**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.



**14 Frank Close, Thornhill, WF12 0JR**  
**For Sale Freehold £269,500**

Occupying a corner plot position and deceptive from the main roadside is this superbly appointed three bedroom semi detached family home boasting a two storey extension to the rear, benefiting from good size rooms, ample off road parking, attractive enclosed rear and side garden.

The accommodation fully comprises entrance hall, lounge diner, kitchen with breakfast area and utility off, which then leads to the w.c. To the first floor there is loft access, three bedrooms and the Jack & Jill style house bathroom/w.c. Outside, to the front there is a tarmac driveway providing off road parking for several vehicles and leads to the iron gates that leads to the side and rear garden. The side garden is mainly laid to lawn, however does incorporate a further paved driveway area alongside a timber shed. Raised deck for outdoor dining and entertaining. The rear garden has artificial lawn, further paved patio area and is enclosed by timber fencing.

Only six miles from Wakefield city centre or four miles to Junction 39 of M1 motorway, therefore providing an ideal location for the commuter to access the Northern motorway network.

Simply a fantastic home ideal from the growing family, which truly deserves an internal appraisal to reveal what the property has to offer.





#### ACCOMMODATION

##### ENTRANCE HALL

54" x 121" (1.63m x 3.96m)  
Composite front entrance door with frosted glass pane. Frosted UPVC double glazed window to the front, central heating radiator, stairs to the first floor landing, doors to the kitchen and lounge diner. Understairs storage.

##### LOUNGE DINER

7.21m max x 3.96m min x 3.89m max x 2.54m min  
UPVC double glazed window to the front, two central heating radiators, coving to the ceiling, LED spotlighting, doors into the breakfast area of the kitchen. Media wall with recess for t.v. and glass fronted electric fireplace.



##### KITCHEN BREAKFAST AREA

##### - KITCHEN

710" x 910" (2.41m x 3.02m)  
The kitchen has opening to store under the stairs, opening into the breakfast area, UPVC double glazed window to the side, central heating radiator, laminate work surface breakfast bar. A range of wall and base units with laminate work surface over, tiled splashback, space and plumbing for a cooker, extractor hood over.



##### - BREAKFAST AREA

710" x 179" (2.4m x 5.43m)  
Further wall and base units, breakfast bar with laminate work surface, base units below, tiled splashback, stainless steel sink and drainer with mixer tap, space and plumbing for a fridge freezer, UPVC double glazed French doors leading to the rear garden, UPVC double glazed window to the rear, door to the utility, LED spotlighting to the ceiling.



##### UTILITY

1.78m x 1.55m  
UPVC double glazed window to the side, UPVC double glazed frosted door into the garden, LED spotlighting to the ceiling, central heating radiator and loft. Door to the downstairs w.c. Laminate work surface over with plumbing for washing machine and space for tumble dryer.

##### W.C.

511" x 26" (1.81m x 0.78m)  
Frosted UPVC double glazed window to the garden, central heating radiator, low flush w.c. and wall mounted wash basin. LED spotlighting to the ceiling.

##### FIRST FLOOR LANDING

76" x 511" (2.3m x 1.82m)  
UPVC double glazed window to the side, loft access, doors to bedrooms and Jack & Jill style bathroom/w.c.

##### BEDROOM ONE

10'3" max x 5'8" min x 18'11" max x 7'10" (3.14m max x 1.75m min x 5.77m max x 2.39m)  
UPVC double glazed window to the rear, partial LED spotlighting to the ceiling, two central heating radiators, fitted wardrobes with sliding doors. Door to the Jack & Jill style bathroom/w.c.



##### BEDROOM TWO

9'3" x 15'11" max x 3'1" (2.83m x 4.87m max x 0.95m)  
Central heating radiator, UPVC double glazed window to the front.

##### BEDROOM THREE

7'7" x 9'1" max x 5'6" min (2.33m x 2.78m max x 1.7m min)  
Dado rail, coving to the ceiling, central heating radiator, UPVC double glazed window to the front, overstairs storage cupboard/wardrobe.

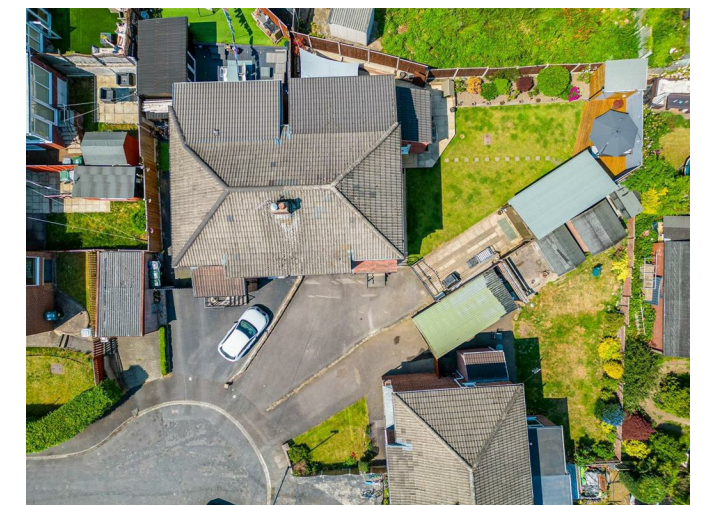
##### JACK & JILL BATHROOM/W.C.

14'6" x 6'9" max x 4'0" min (4.42m x 2.08m max x 1.23m min)  
Two frosted UPVC double glazed windows (one to the front and to the side), LED spotlighting to the ceiling, two central heating radiators (one being chrome ladder central heating radiator), low flush w.c., ceramic wash basin built into a storage unit with mixer tap, shower cubicle with over head shower and shower head attachment, separate bath with mixer tap and shower head attachment. Part tiled walls.



##### OUTSIDE

To the front there is a tarmac driveway providing off road parking for several vehicle, which leads to the iron gate and the rear garden beyond. Steps lead to the front entrance door. To the rear and side there are larger than average gardens. The side garden has a further driveway, which is block paved and leads to the timber outbuilding with windows and doors. The remainder of the side of the garden is laid to lawn with planted features, raised decked patio area ideal for outdoor entertaining and a further timber outbuilding. The rear garden has artificial lawn with paved patio area ideal for outdoor entertaining, fully enclosed by timber fencing.



##### COUNCIL TAX BAND

The council tax band for this property is C

##### EPC RATING

To view the full Energy Performance Certificate please call into one of our local offices.

##### 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.