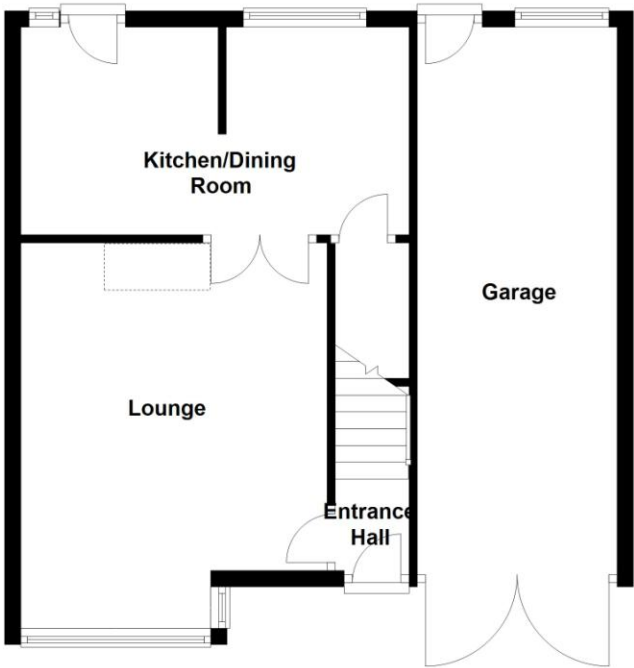
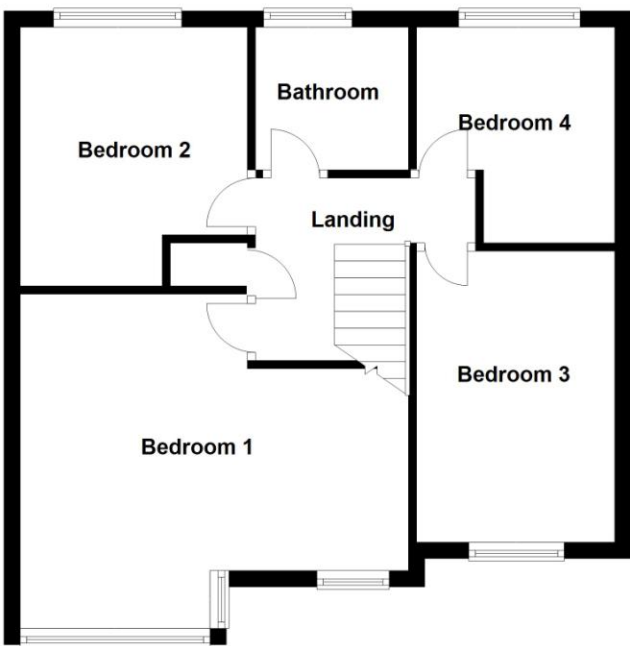


Ground Floor



First Floor



OTHER INFORMATION

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.

In all our property sales brochures there is a 6" measurement tolerance. 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.

FREE VALUATION

If you are thinking of a move then take advantage of our FREE valuation service, telephone any of our five offices for a prompt and efficient service with the knowledge that RICHARD KENDALL has been selling houses for the people of Wakefield for over 45 years and now selling and renting houses in Pontefract.

With FIVE local offices all working together to sell your home



MORTGAGES

Did you know that we have our own specialist mortgage consultants who can provide you with independent advice and information regarding your house purchase and everything it entails, from budget planning to finding the best mortgage deal available to you*. Contact Vince Hickman on 01924 339572 or contact vince@mortgagesolutionsofwakefield.co.uk or Sharon Dorsett on 01924 266555 sharon@mortgagesolutionsofwakefield.co.uk, www.mortgagesolutionsofwakefield.co.uk

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

MAILING LIST

Make sure that you keep up to date with all new properties in your price range and the particular area you have in mind and register your requirements with our office. These will be mailed to you every week.

Also the Richard Kendall Estate Agent magazine is sent to all applicants on our mailing list FREE OF CHARGE

REMEMBER WE GUARANTEE PERSONAL SERVICE WITH QUALIFIED AND EXPERIENCED STAFF IN EACH OF OUR FIVE OFFICES



14 Thornes Moor Avenue, Wakefield, WF2 8PZ

For Sale Freehold £169,950

Located in this ever popular residential area of Thornes is this extended bay fronted semi detached family home with four bedrooms, integral garage and UPVC double glazing. Offered for sale with no onward chain and immediate vacant possession.

The accommodation itself comprises of a front entrance hall, a well proportioned lounge with bay window and dual opening doors off into the kitchen/dining room. To the first floor there are four bedrooms and a house bathroom with modern white suite. The master bedroom (formally bedroom one and three) has been merged into one open room, however could be re-instated or partitioned to create an en suite should the prospective purchaser wish. Outside, there is a low maintenance garden to the front and paved concrete driveway providing car parking leading to an integral garage. The rear garden features a paved patio area with lawn, timber store unit and glazed greenhouse.

Thornes Moor Avenue is located towards the outskirts of the city centre being within close walking distance of Thornes Park and is only a five minute drive from Wakefield city centre with all its amenities including railway station. Those wishing to commute further afield by car then Junctions 39 and 40 of the M1 are only a short drive away.

OPEN 7 DAYS A WEEK



ACCOMMODATION

ENTRANCE HALL

Front solid wood glazed entrance door leading into the entrance hall. Staircase to the first floor landing, central heating radiator and door to the lounge.

LOUNGE

13' 3" x 12' 5" (4.04m x 3.79m) excluding bay
UPVC double glazed walk-in bay window to the front elevation, central heating radiator, coving to the ceiling and a living flame gas fire on a marble hearth with matching interior and surround. Glazed double doors opening into the kitchen/dining room.



KITCHEN/DINING ROOM

15' 7" x 8' 4" (4.76m x 2.55m)
The dining area has a UPVC double glazed window to the rear elevation and central heating radiator. Low level stone wall with timber framed frosted glazed partition providing access into the kitchen. The kitchen is fitted with a range of base and wall units with laminate work surface and tiled splash back above. Wall mounted combination boiler. Integrated oven, four ring gas hob with cooker hood above, space for two under counter appliances which includes plumbing and drainage for an automatic washing machine, space for an under counter fridge, sink and drainer, UPVC double glazed rear entrance door and UPVC double glazed window to the rear.



FIRST FLOOR LANDING

Loft access and doors to four bedrooms and the house bathroom/w.c. Storage cupboard with shelving.

MASTER BEDROOM

11' 5" x 9' 10" (3.48m x 3.00m) plus 8' 5" x 5' 9" (2.57m x 1.77m), excluding bay
Formerly two bedrooms which has now been converted into one larger bedroom but could be re-instated to create two separate bedroom should the prospective purchaser wish. UPVC double glazed walk-in bay window to the front elevation, further UPVC double glazed window to the front elevation and central heating radiator.



BEDROOM TWO

9' 2" x 10' 5" (2.80m x 3.19m) max
UPVC double glazed window to the rear elevation and central heating radiator.

BEDROOM THREE

11' 9" x 8' 0" (3.59m x 2.45m)
UPVC double glazed window to the front elevation and central heating radiator.

BEDROOM FOUR

8' 0" x 5' 9" (2.45m x 1.76m) plus 5' 3" x 2' 9" (1.62m x 0.86m)
UPVC double glazed window to the rear elevation, loft access point and central heating radiator.

HOUSE BATHROOM/W.C.

5' 11" x 5' 8" (1.81m x 1.73m)
Three piece white suite comprising of a porcelain wash basin on vanity storage unit, low flush w.c. and panelled bath with Mira shower over. Fully tiled walls, ladder style towel radiator and UPVC double glazed frosted window to the rear elevation.



OUTSIDE

To the front, the property has wrought iron double gates opening onto a concrete driveway which in turn leads to an integral garage with window to the side, power and lighting. The rear garden is low maintenance with a raised paved seating areas, walkways, lawned section, raised borders, timber store unit, glazed greenhouse and UPVC side entrance door leading into the integral garage.

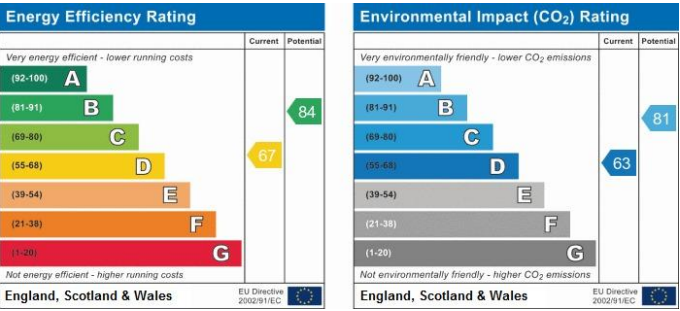


VIEWINGS

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 five local offices.



LAYOUT 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.