

**WAKEFIELD**  
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01977 798 844



### 3 Brackendale Road, Wakefield, WF2 8WA

**For Sale Freehold Guide Price £280,000 - £290,000**

Situated on this modern development in Thornes is this well presented four bedroom detached property benefitting from attached garage, driveway parking and rear garden.

The accommodation briefly comprises entrance porch, living room, dining room, kitchen with utility and downstairs w.c. The first floor has four bedrooms, one benefitting from an en suite shower room and family bathroom/w.c. Externally there is parking to the front for several cars with an attached garage and up and over door. There are low maintenance rear gardens with lawns and patio seating.

Located in Thornes, it is ideally located for all local shops and amenities as well as local schools, short drive away from Wakefield city centre for those looking to commute further afield for work.

Would make a superb family home and a viewing is highly recommended.

#### 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 339572,

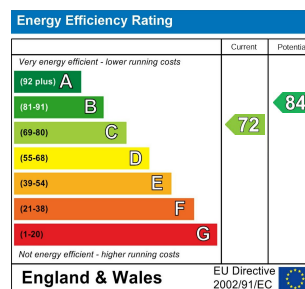
Pontefract & Castleford office 01977 798844

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.



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## ACCOMMODATION

### FRONT PORCH

Front door, central heating radiator, door leading into the living room.

### LIVING ROOM

16'8" x 13'9" [5.1m x 4.2m]

UPVC double glazed window to the front, central heating radiator, wood effect laminate flooring, feature gas fireplace with wood surround and marble hearth. Archway into the dining room.

### DINING ROOM

9'5" x 7'8" [2.89m x 2.35m]

UPVC double glazed French doors to the rear elevation, central heating radiator, wood effect laminate with skirting board, door leading through to the kitchen.

### KITCHEN

9'2" x 9'4" [2.8m x 2.86m]

UPVC double glazed window to the rear elevation, central heating radiator, fitted kitchen with an array of wooden wall and base units for storage, laminate worktops, stainless steel sink and drainer unit with mixer tap, integrated gas hob with integrated oven,

space for a fridge freezer and a door into the utility room.



### UTILITY ROOM

5'1" x 5'2" [1.56m x 1.59m]

Rear wooden entrance door, central heating radiator, laminate work surface, space for a washing machine, boiler, door to the downstairs w.c.

### DOWNSTAIRS W.C.

5'1" x 3'11" [1.57m x 1.2m]

Frosted UPVC double glazed window to the side elevation, low flush w.c. and wash hand basin with mixer tap, tiled splashback, central heating radiator.

### FIRST FLOOR LANDING

Access to four bedrooms and bathroom/w.c.

### BEDROOM ONE

13'4" x 10'3" [4.07m x 3.13m]

UPVC double glazed window to the front elevation, central heating radiator, door to the en suite shower room/w.c.



### EN SUITE SHOWER ROOM/W.C.

6'2" x 4'8" [1.89m x 1.43m]

Frosted UPVC double glazed window to the front elevation. Fully tiled corner shower cubicle with wall mounted shower, vanity wash hand basin, low flush w.c., central heating radiator.

### BEDROOM TWO

11'10" x 8'8" [3.62m x 2.66m]

UPVC double glazed window to the front, central heating radiator, built in storage cupboard.



### BEDROOM THREE

10'11" x 8'9" [3.34m x 2.69m]

UPVC double glazed window to the rear, central heating radiator.

### BEDROOM FOUR

9'4" x 6'8" [2.87m x 2.04m]

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

### BATHROOM/W.C.

6'5" x 5'8" [1.98m x 1.73m]

UPVC double glazed frosted window to the rear elevation, panelled bath with vanity wash hand basin, low flush w.c., central heating radiator, partially tiled.

### OUTSIDE

To the rear of the property there is wood fencing surrounding, low maintenance lawn and patio seating area. To the front there is a low maintenance lawn with bush and shrubbed border, tarmac driveway with ample space for two cars. Further parking and a flagged area to the side. Access to the attached garage.



### COUNCIL TAX BAND

The council tax band for this property is D

### 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 Wakefield office and they will be pleased to arrange a suitable appointment.