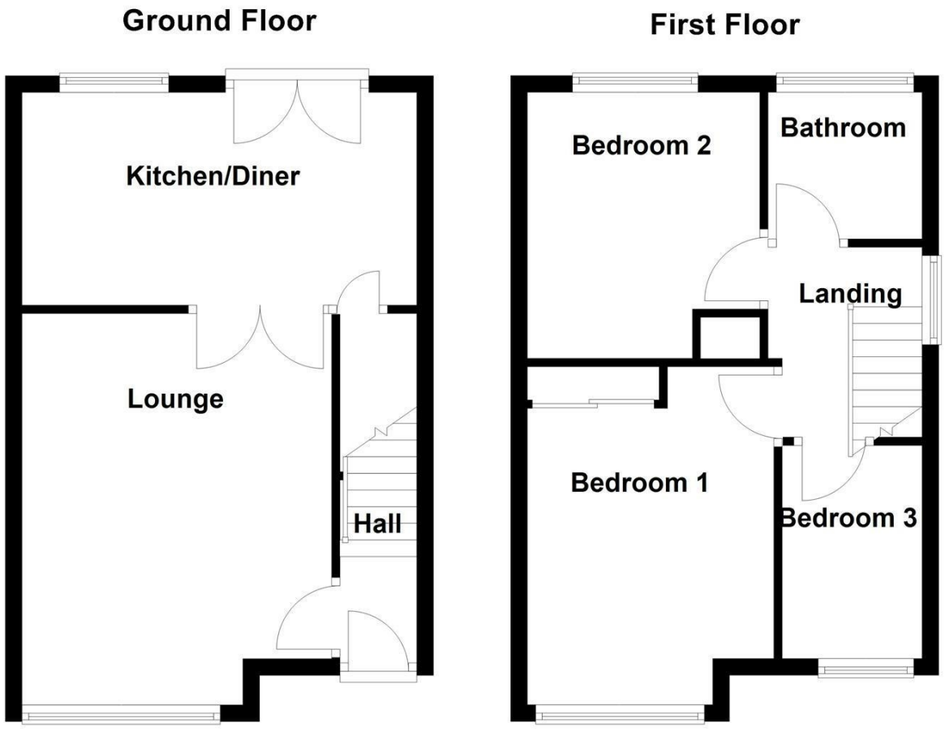
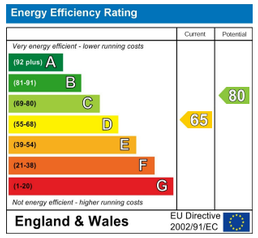



IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements 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.

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# 80 Thornes Moor Road, Thornes, WF2 8PX

## For Sale Freehold £200,000

Situated in the popular area of Thornes and within walking distance of Thornes Park, this well presented three bedroom semi detached property offers spacious accommodation and benefits from ample driveway parking and enclosed gardens.

The property briefly comprises an entrance hall, a comfortable lounge, and a modern kitchen diner. To the first floor, the landing provides access to three well proportioned bedrooms and a modern family bathroom. Externally, the property enjoys low maintenance gardens to the rear, along with a side and front driveway providing off street parking.

Ideally located for a range of local shops, amenities, and well-regarded schools, the property is also conveniently positioned for access to Wakefield city centre, making it an excellent choice for commuters.

This property would make a fantastic family home, and an early viewing is highly recommended.



## ACCOMMODATION

### ENTRANCE HALL
Entry is gained through the front door into the main hallway, which features a central heating radiator and staircase rising to the first floor landing. A door leads through to the lounge.

### LOUNGE
15'5" x 12'3" (4.70m x 3.75m)
A well proportioned reception room with a UPVC double glazed window to the front elevation, central heating radiator, carpeted flooring with skirting boards, picture rail, and a feature fireplace with surround. Spotlights are fitted to the ceiling. Double doors lead through to the kitchen diner.



### KITCHEN DINER
15'7" x 8'4" (4.75m x 2.55m)
Fitted with a range of wall and base units providing ample storage, complemented by tiled splashbacks. There is an integrated hob, oven, and cooker hood, along with a stainless steel sink and drainer unit. Space is provided for a fridge freezer and washing machine. The room benefits from spotlights to the ceiling, a central heating radiator, and a built in storage cupboard beneath the stairs. UPVC double glazed window and a rear UPVC door provide access to the garden.

### FIRST FLOOR LANDING
The landing has a UPVC double glazed window to the side elevation and provides access to three bedrooms and the house bathroom, along with loft access.

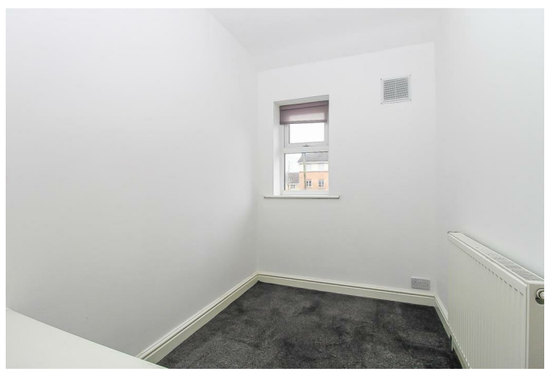
### BEDROOM ONE
13'10" x 9'9" (4.23m x 2.98m)
A spacious double bedroom with a UPVC double glazed window to the front elevation, central heating radiator, carpeted flooring with skirting boards, and fitted wardrobes with sliding doors to one side.



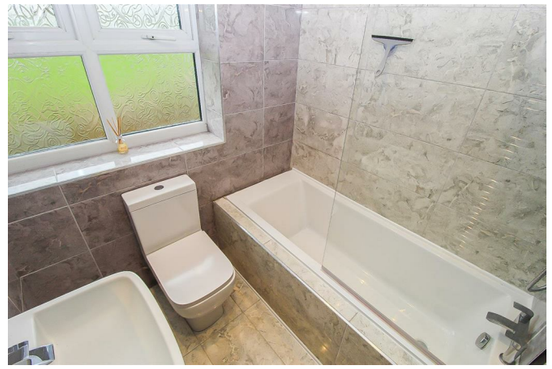
### BEDROOM TWO
7'1" x 9'3" (2.18m x 2.82m)
A further bedroom with a UPVC double glazed window to the rear elevation, central heating radiator, and carpeted flooring with skirting boards.



### BEDROOM THREE
8'5" x 5'7" (2.57m x 1.72m)
Featuring a UPVC double glazed window to the front elevation, central heating radiator, and carpeted flooring with skirting boards.



### BATHROOM
5'10" x 5'10" (1.80m x 1.79m)
Fitted with a three piece suite comprising a bath with wall-mounted shower and glass screen, wash hand basin with mixer tap, and low level WC. The room has fully tiled walls and flooring, spotlights to the ceiling, and a frosted UPVC double glazed window to the rear elevation.



### OUTSIDE
To the front is a tarmac driveway providing off road parking, which continues down the side of the property to a flagged area offering ample parking space for up to three vehicles. To the rear of the property is a garden with a lawned area, corner patio, and space for a storage shed.



### 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.

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

### VIEWINGS
To view please contact our Wakefield office and they will be pleased to arrange a suitable appointment.