





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.

Richard Kendall Estate Agent

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



# 38 Blackthorn Way, Wakefield, WF2 0HN

## For Sale Freehold £280,000

Situated in Wakefield and having been extended is this unique four bedroom detached true bungalow, offering well proportioned accommodation throughout, together with front and rear gardens and ample off road parking.

The accommodation briefly comprises an entrance hall providing access to the kitchen and bedroom four, as well as a door leading through to the living room. The living room opens into the dining room, which in turn leads to an inner hallway. From here there is access to a storage cupboard, three further bedrooms and the shower room, with bedroom one benefitting from access to the rear. Externally, the front garden is mainly laid to lawn with boundary fencing, alongside a block paved style concrete driveway providing off road parking and continuing down the side of the property to the rear. The rear garden is predominantly lawned and features mature trees and shrubs, together with two timber sheds and a paved patio area ideal for outdoor dining and entertaining.

Wakefield is a highly regarded location, appealing to a wide range of buyers including families and those looking to downsize to single level living. The property is conveniently positioned within walking distance of local shops and schools, with a wider range of amenities available in Wakefield city centre. The city also benefits from a bus station and two train stations providing links to Leeds, Manchester and London. The M1 motorway is only a short drive away for those commuting further afield.

Only a full internal inspection will reveal the full potential this individual home has to offer. Early viewing is highly recommended.



## ACCOMMODATION

### ENTRANCE HALL
A composite side entrance door with frosted glass pane leads into the entrance hall, with central heating radiator and openings to the kitchen, living room and bedroom four.

### BEDROOM FOUR
7'6" x 8'11" (2.30m x 2.73m)
UPVC double glazed window to the front, central heating radiator and a range of fitted wardrobes and storage units.



### KITCHEN
8'10" x 7'11" (2.70m x 2.43m)
UPVC double glazed window to the side, inset spotlights and a range of modern wall and base units with work surfaces incorporating a stainless steel sink and drainer with mixer tap. Four ring gas hob with stainless steel extractor hood above, integrated oven and space and plumbing for a washing machine, tumble dryer and fridge freezer.

### LIVING ROOM
13'1" x 10'7" (4.00m x 3.23m)
UPVC double glazed box window to the front, central heating radiator and gas fireplace with hearth and surround. Open through to the dining room.



### DINING ROOM
10'7" x 8'8" (3.23m x 2.65m)
UPVC double glazed window to the side, central heating radiator and door through to the inner hallway.



### INNER HALLWAY
Loft access, storage cupboard housing the combi boiler and doors to three bedrooms and the shower room.

### BEDROOM ONE
12'1" x 13'8" (3.70m x 4.18m)
UPVC double glazed door leading out to the rear garden, central heating radiator and a range of fitted wardrobes, storage units and vanity unit.



### BEDROOM TWO
9'0" x 10'8" (2.75m x 3.27m)
UPVC double glazed window to the rear, central heating radiator and fitted wardrobes and storage units.



### BEDROOM THREE
13'10" x 7'5" (4.22m x 2.28m)
UPVC double glazed window to the side, central heating radiator and a range of fitted wardrobes, storage units and vanity unit.



### SHOWER ROOM/W.C.
5'4" x 6'1" (1.65m x 1.86m)
Frosted UPVC double glazed window to the side, inset spotlights, extractor fan, chrome heated towel radiator, concealed low flush WC, wall mounted wash basin with storage below and a shower cubicle with shower and glass screen. Fully tiled walls.



### OUTSIDE
Externally, the front garden is mainly laid to lawn with mature shrubs and timber fencing, with iron double gates opening onto a patterned concrete driveway providing off road parking for several vehicles and extending down the side of the property. To the rear, the garden is predominantly lawned with mature trees and shrubs, space for two timber sheds and a paved patio area ideal for outdoor dining and entertaining. Partially surrounded by timber fencing with hedging and shrubs/conifer borders.



### 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.

### 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.