Richard Kendall Estate Agent

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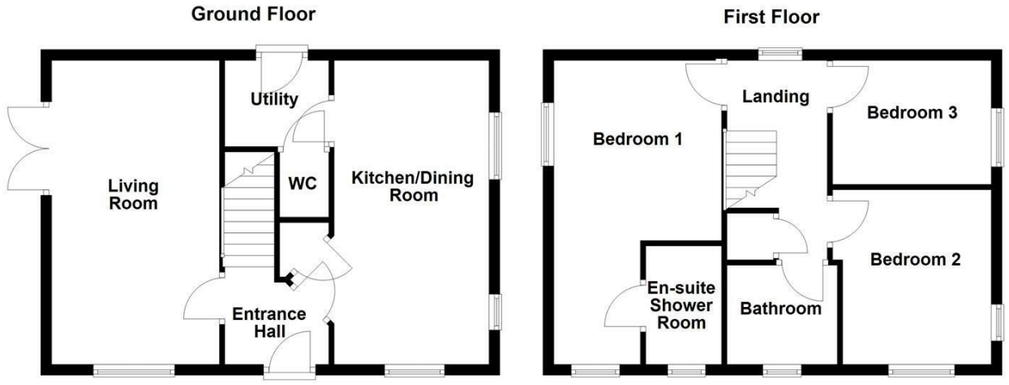
NORMANTON 01924 899 870 | PONTEFRACT & CASTLEFORD 01977 798 844



16 Lawefield Way, Thornes, Wakefield, WF2 8FF

For Sale Leasehold £295,000

Conveniently located near Thornes Park and Wakefield city centre is this superbly presented three bedroom detached family home benefitting from modern fitted kitchen and bathroom, off road parking and attractive enclosed garden.

The property briefly comprises of the entrance hall, modern kitchen/dining room, utility room, downstairs w.c. and living room. The first floor landing leads to three well proportioned bedrooms (principal bedroom with en suite facilities) and modern house bathroom/w.c. Outside to the front is a paved pathway to the front door with pebbled and planted beds flowing around the side of the property. The principal gardens are situated at the other side of the property with a lawned garden incorporating paved and pebbled patio areas, surrounded by timber fencing. Beyond the garden is a driveway providing off road parking for one vehicle leading to the single detached garage.

The property is well placed for local shops and amenities including local schools. There are main bus routes running to and from Wakefield city centre or the motorway network is only a short drive away for those looking to travel further afield.

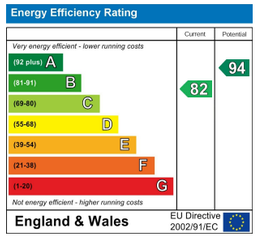
Only a fully internal inspection will reveal all that's on offer at this quality home and an early viewing comes highly recommended.

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 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.

ACCOMMODATION

ENTRANCE HALL
Composite front entrance door, central heating radiator, stairs to the first floor landing and doors to the kitchen/dining room and living room.

KITCHEN/DINING ROOM
16'11" x 11'10" (max) x 9'3" (min) (5.16m x 3.61m (max) x 2.82m (min))
Range of modern wall and base units with laminate work surface over, 1 1/2 stainless steel sink and drainer with mixer tap, integrated oven with four ring gas hob and extractor hood. Space and plumbing for a dishwasher and space for a fridge/freezer. UPVC double glazed windows to the side and front, two central heating radiators, door to a storage cupboard and door to the utility.

UTILITY
6'3" x 5'2" (1.91m x 1.6m)
Modern wall and base units with laminate work surface over, space and plumbing for a washing machine and tumble dryer. The Ideal combo boiler is housed in here, composite rear door, central heating radiator, door to the downstairs w.c.

W.C.
4'9" x 2'11" (1.46m x 0.9m)
Extractor fan, central heating radiator, low flush w.c., wall mounted wash basin with tiled splash back.

LIVING ROOM
10'2" x 18'5" (3.1m x 5.62m)
UPVC double glazed window to the front, a set of French doors to the garden and two central heating radiators.

FIRST FLOOR LANDING
Central heating radiator, UPVC double glazed window to the rear, loft access and doors to an overstairs storage cupboard, three bedrooms and house bathroom.

BEDROOM ONE
10'4" x 18'6" (max) x 10'10" (min) (3.17m x 5.64m (max) x 3.32m (min))
UPVC double glazed windows to the side front, two central heating radiator and door providing access to the en suite shower room.

EN SUITE SHOWER ROOM/W.C.
3'10" x 7'2" (1.18m x 2.2m)
Low flush w.c., pedestal wash basin with mixer tap and tiled splash back, shower cubicle with mains shower head attachment. UPVC double glazed frosted window to the front, central heating radiator and extractor fan.

BEDROOM TWO
10'7" x 9'2" (max) x 8'5" (min) (3.23m x 2.8m (max) x 2.57m (min))
UPVC double glazed windows to the side and front, central heating radiator.

BEDROOM THREE
9'2" x 7'7" (2.8m x 2.32m)
UPVC double glazed window to the side and central heating radiator.

BATHROOM/W.C.
7'1" x 6'0" (2.16m x 1.84m)
Low flush w.c., panelled bath and pedestal wash basin with mixer tap. UPVC double glazed frosted window to the front, extractor fan and central heating radiator.

OUTSIDE
To the front of the property are pebbled and planted beds with a paved pathway leading to the entrance door. To the side is a lawned area with mature trees. To the other side of the property are the principal gardens, predominantly laid to lawn incorporating paved and pebbled patio areas, perfect for outdoor dining and entertaining, fully enclosed by timber fencing. Beyond the garden is a driveway providing off road parking for one vehicle leading to the single detached garage with manual up and over door.

LEASEHOLD
The ground rent £225.65 (pa). The remaining term of the lease is 989 years (2025). A copy of the lease is held on our file at the Wakefield office. Please note the leasehold can be purchased for £2000.

SOLAR PANELS OWNED
The property benefits from a system of solar panels which we are advised are owned outright and not subject to a lease agreement.

COUNCIL TAX BAND
The council tax band for this property is D.

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.