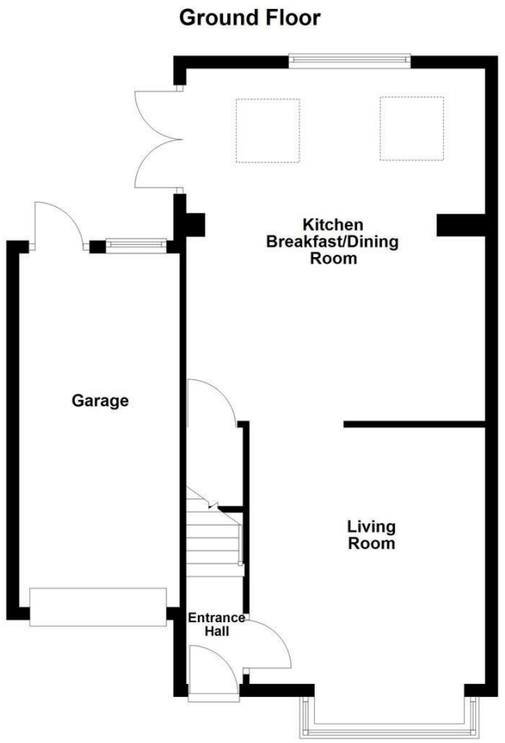
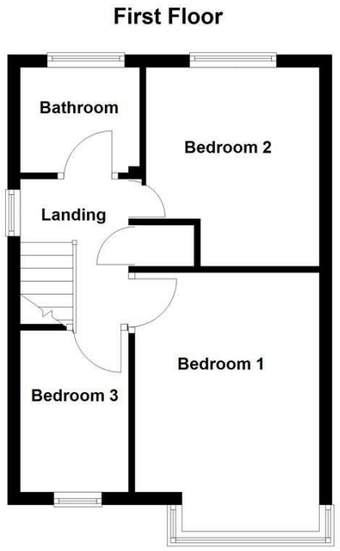


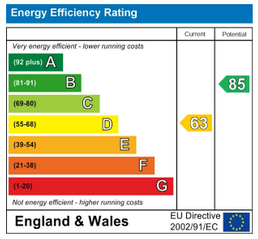


IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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

8 Thornes Moor Close, Wakefield, WF2 8QA

For Sale Freehold Starting Bid £180,000

For sale by Modern Method of Auction; Starting Bid Price £180,000 plus reservation fee. Subject to an undisclosed reserve price.

Situated in the sought after area of Thornes, this superbly presented three bedroom semi detached home has been thoughtfully extended to the rear, creating a spacious and versatile living environment. The property benefits from gas central heating and double glazing throughout.

The accommodation briefly comprises of entrance hall, living room, and an extended contemporary kitchen with breakfast and dining area. To the first floor are three well proportioned bedrooms and a stylish modern family bathroom. Externally, the property features low maintenance landscaped gardens to the front and a driveway providing off street parking, leading to a brick built garage. To the rear, there is a lawned garden with timber framed seating and patio areas, ideal for outdoor entertaining.

Thornes is a popular residential location with a range of local amenities including shops, schools, and excellent transport links. Thornes Park is also within easy reach, offering further leisure opportunities.

This fantastic family home is offered for sale with no onward chain, and so an early viewing is highly recommended.

This property is for sale by West Yorkshire Property Auction powered by iamsold ltd.

ACCOMMODATION

ENTRANCE HALL
UPVC entrance door into the entrance hall, central heating radiator. Stairs to the first floor landing and a door into the living room.

LIVING ROOM
12'4" x 15'7" (3.77m x 4.75m)
UPVC double glazed bay window to the front, central heating radiator, burner, opening into the kitchen breakfast/dining room.

KITCHEN BREAKFAST/DINING ROOM
18'5" x 15'6" (5.62m x 4.73m)
Fitted with a range of modern cream gloss wall and base units, complemented by granite worktops and matching granite splashbacks. The kitchen incorporates a 1½ stainless steel sink with granite drainer, integrated oven and grill, five-ring gas hob, integrated dishwasher, integrated washing machine, fridge/freezer (included with the sale) and space for a microwave. Two double glazed timber framed windows, a double glazed supervision window to the rear, and a double glazed supervision door to the side, central heating radiator, access to the understairs storage cupboard. New boiler fitted in January 2025.

FIRST FLOOR LANDING
UPVC double glazed window to the side, loft access. Doors to three bedrooms, the airing cupboard and the house bathroom.

BEDROOM ONE
13'6" x 9'8" (4.14m x 2.95m)
UPVC double glazed window to the front, central heating radiator, solid wooden wardrobes (included with the sale).

BEDROOM TWO
9'8" x 10'6" (2.95m x 3.21m)
UPVC double glazed window to the rear, central heating radiator.

BEDROOM THREE
5'7" x 8'5" (1.72m x 2.57m)
UPVC double glazed window to the front, central heating radiator, bulkhead over the stairs.

BATHROOM
5'6" x 5'11" (1.7m x 1.81m)
Frosted UPVC double glazed window to the rear, heated chrome towel radiator, fully tiled floor, fully tiled walls. Low flush W.C., pedestal wash basin, 'L' shaped panel bath with mixer shower over.

GARAGE
Fitted with an up and over door, a UPVC double glazed window to the rear, and a UPVC door providing access to the garden.

OUTSIDE
To the Front of the property is a low maintenance block paved garden with driveway providing off road parking, leading to a brick built garage. To the Rear is a lawned garden incorporating both decked and block paved patio areas.

AUCTIONEER'S COMMENTS
This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd).

If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided, which you must view before bidding. The buyer is responsible for the Pack fee. For the most recent information on the Buyer Information Pack fee, please contact the iamsold team.

The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.5% of the purchase price inc VAT, subject to a minimum of £6,600 inc. VAT. This Fee is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty.
Services may be recommended by the Agent/Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £960 inc. VAT. These services are optional.

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.