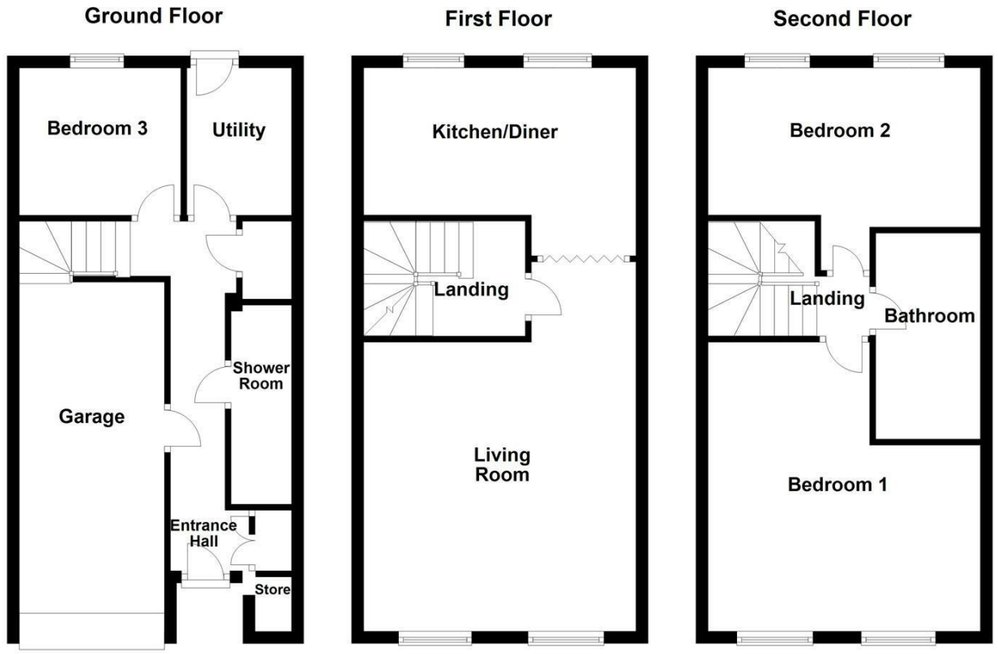

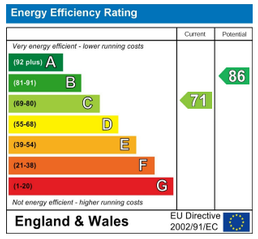

IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements 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 www.mortgagesolutionsofwakefield.co.uk
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 or 07776458351,
Ossett & Horbury offices 01924 266555
and Normanton office 01924 899870.
Alternatively email vince@mortgagesolutionsofwakefield.co.uk or chris@mortgagesolutionsofwakefield.co.uk

*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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10 Brackendale Road, Wakefield, WF2 8WA

For Sale Freehold Offers Over £235,000

Superbly appointed throughout incorporating stunning contemporary kitchen/diner and house bathroom/w.c., is this deceptively spacious three bedroom, three storey town house benefitting UPVC double glazing and gas central heating.

The property comprises entrance hall, built in double cloaks cupboard, downstairs shower room/w.c., bedroom three, utility room and entrance into integral garage. To the first floor landing there is a spacious lounge with folding doors leading into the modern kitchen/diner. To the second floor landing there are two further double bedrooms and contemporary bespoke fitted house bathroom/w.c. Externally there is a driveway to the front providing off street parking for two vehicles, an attractive low maintenance garden to the rear incorporating timber decked patio area, ideal for entertaining.

Situated in this popular part of Thornes, the property is well placed to local amenities including shops and schools, with local bus routes nearby and Thornes Park. There is great access to the motorway network.

Simply a fantastic home, ideal for the professional couple or growing family and offered for sale with no chain involved and vacant possession, this property deserves an early viewing to fully appreciate the accommodation on offer and to avoid disappointment.

ACCOMMODATION

ENTRANCE HALL
Built in double cloaks, storage cupboard, radiator, solid wood flooring and door to integral garage. Doors to utility room, boiler cupboard, shower room/w.c. and bedroom three.

SHOWER ROOM/W.C.
Low flush w.c., pedestal wash basin, full size shower with mixer shower, radiator and fully tiled on the walls and floor.

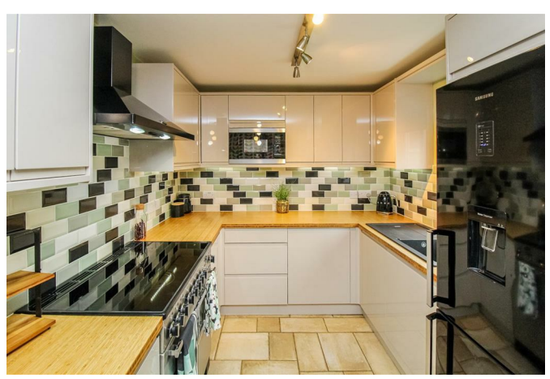
UTILTY ROOM
9'5" x 5'7" (2.88m x 1.71m)
Modern fitted wall and base units with work surface over incorporating stainless steel and drainer with mixer taps and splash back tiles on the walls.. Space for built in dryer and washing machine. Tiled effect floor and radiator. Boiler is housed within the utility room. Door to the rear.

BEDROOM THREE
8'3" x 8'8" (2.52m x 2.65m)
UPVC double glazed window to the rear and radiator.

FIRST FLOOR LANDING
Stairs to second floor landing. Solid wood flooring and door to spacious living room.

LIVING ROOM
18'9" (max) x 14'2" (min) x 14'6" (5.72m (max) x 4.33m (min) x 4.44m)
Two UPVC double glazed windows to the front, contemporary portrait radiator, solid wood flooring and bespoke solid oak folding doors into stunning contemporary kitchen/diner.

KITCHEN/DINER
10'10" (max) x 8'1" (min) x 14'6" (3.31m (max) x 2.47m (min) x 4.44m)
Contemporary light pebble grey gloss wall and base units with complementary real wood walnut work tops over incorporating composite sink and drainer. Space for feature range cooker with filter hood over, soft close drawers, integrated spice rack, integrated wine rack, integrated dishwasher, integrated microwave, space for fridge and freezer, as well as larder unit. Fully tiled floor, splash back tiles on the walls, under plinth LED strip lighting and two UPVC double glazed windows to the rear. Contemporary radiator.



SECOND FLOOR LANDING
Solid wood flooring and doors to two bedrooms and bathroom/w.c.

BEDROOM TWO
14'7" x 8'2" (plus walk in area 3'0" x 3'4") (4.45m x 2.49m (plus walk in area 0.93m x 1.02m))
Loft access, radiator and two UPVC double glazed windows to the rear.

BEDROOM ONE
14'2" (max) x 7'1" (min) x 13'7" (4.34m (max) x 2.18m (min) x 4.16m)
Two UPVC double glazed windows to the front, TV point, radiator and inset feature lighting with tiled back and surround. Space for bespoke fitted wardrobes.

BATHROOM/W.C.
5'8" x 13'10" (1.75m x 4.22m)
Larger than average ceramic tiled bath with mixer taps and waterfall taps, bespoke fitted bathroom furniture incorporating lighting, mirror, cupboard and work surface over base units and drawers. Concealed low flush w.c., twin his and hers sinks with waterfall taps and walk in thermostatic shower with rainwater head and Bluetooth speaker. Recess LED ceiling spotlights, fully tiled wall and floor, as well as heated chrome towel radiator.

OUTSIDE
To the front of the property there is a driveway providing off street parking for two vehicles. To the rear there is an attractive landscaped garden with chippings incorporating decked terrace patio area, ideal for entertaining purposes.

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.