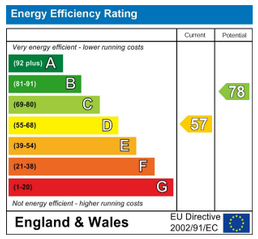
IMPORTANT NOTE TO PURCHASERS
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements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

7 Thornes Road, Wakefield, WF2 8PL

For Sale Freehold Offers In Excess Of £290,000

A fantastic opportunity to purchase this deceptively spacious four bedroom semi detached Victorian property retaining many original features and situated opposite Thornes Park and within walking distance to Wakefield city centre.

This charming property briefly compromises, kitchen, living room, four double bedrooms and a house bathroom, downstairs converted cellar which could be used as an occasional room, off street parking, front and back gardens, driveway and parking for two cars as well as further external out house space and a further detached dwelling currently used for storage which could be converted into an annex and or extra living space.

This endearing property offers ample living space and is surely not to hang around for long.

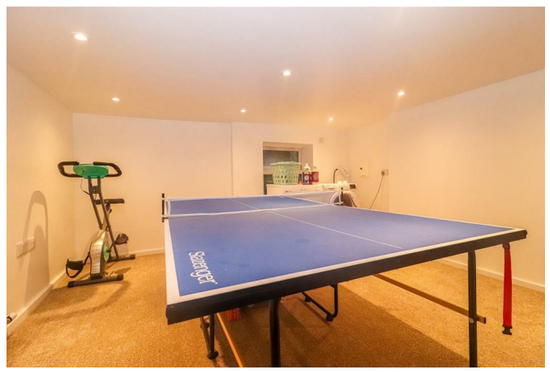
ACCOMMODATION

KITCHEN
13'11" x 13'10" (4.25m x 4.23m)
UPVC stable door with double glazed panel. Range of fitted wall and base units with corian work surface over and tiled splash back. Original aga oven, UPVC double glazed window to the rear aspect with shutters and tiled floor.

LIVING ROOM
13'6" x 14'1" (4.12m x 4.31m)
UPVC door, central heating radiator, UPVC double glazed window to the front with shutters and feature open coal fire with hearth and tiled surround.

HALLWAY
Stairs to the first floor landing, central heating radiator and access down to the cellar.

CELLAR
12'10" x 13'0" (3.92m x 3.98m)
Space and plumbing for a fridge/freezer, washing machine and dryer. UPVC double glazed window to the rear aspect, low flush w.c., vinyl floor and spotlights to the ceiling. Access to an additional room which could be used for a variety of purposes such as games room/utility with light.



FIRST FLOOR LANDING
Split staircase with staircase to the second floor. Doors to two bedrooms and the house bathroom.

BATHROOM/W.C.
7'8" x 4'10" (2.34m x 1.48m)
Modern fitted white four piece suite comprising pedestal wash basin, low flush w.c., roll top freestanding bath and shower cubicle. Partially tiled walls and ladder style towel radiator.

BEDROOM FOUR
14'0" x 8'9" (4.28m x 2.67m)
Central heating radiator and UPVC double glazed window to the rear aspect with shutters.

BEDROOM ONE
13'6" x 14'2" (4.14m x 4.32m)
Central heating radiator and UPVC double glazed window to the front aspect with shutters.

SECOND FLOOR LANDING
Doors to two further bedrooms.

BEDROOM TWO
9'8" x 14'1" (2.95m x 4.31m)
Central heating radiator and UPVC double glazed window to the front with shutters.

BEDROOM THREE
13'11" x 10'9" (4.25m x 3.3m)
Central heating radiator, velux style window, dado rail and built in wardrobes.

OUTSIDE
The front of the property is street lined with small low maintenance garden with iron gate providing access. To the rear of the property there is a small and enclosed garden mainly paved with planted area and small pond.

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

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.