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

30 Field Lane, Thornes, Wakefield, WF2 7RU

For Sale Freehold £365,000

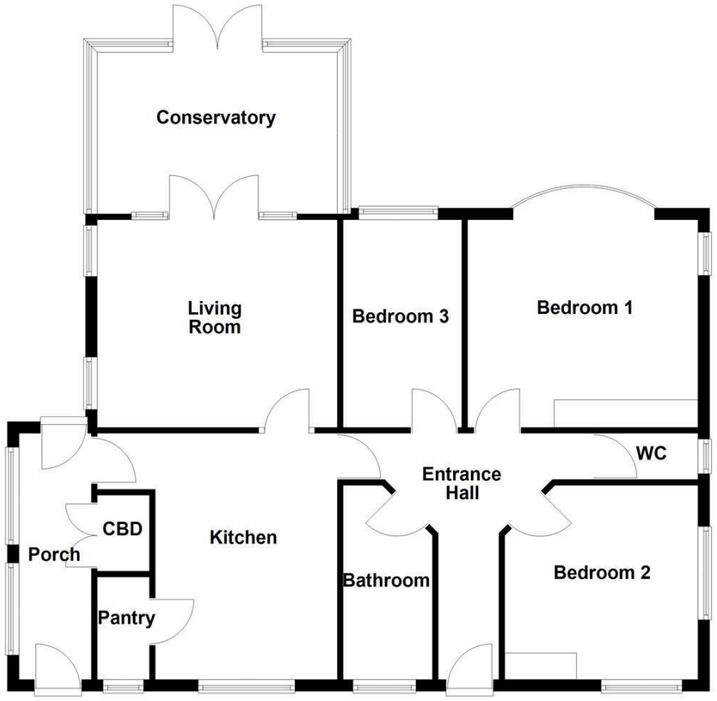
A fantastic opportunity to purchase this three bedroom detached true bungalow, occupying a substantial plot and benefiting from extensive off road parking. The property enjoys a large driveway to the front, side, and rear, along with a detached double garage, making it ideal for buyers requiring ample parking or storage.

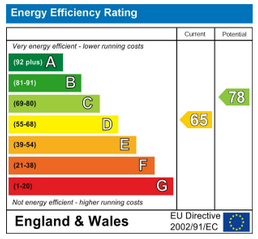
The accommodation comprises three well proportioned bedrooms, with bedrooms one and two benefiting from fitted wardrobes, and a modern three piece house bathroom. The property also features a modern fitted kitchen with a useful pantry cupboard, a spacious living room with parquet flooring and a feature fireplace, and French doors leading into the conservatory. A side porch provides additional access and storage. Externally, the property enjoys a high degree of privacy. To the front, double cast iron gates provide access to a private tarmac driveway, which is fully enclosed by brick built walls to the front and side. The driveway continues down the side of the property, leading to a detached double garage fitted with an electric roller door, power, lighting, and side windows. To the rear, there is a block paved driveway and turning area, along with a timber gate providing access to two paved patio areas overlooking the attractive lawned rear garden. The rear garden is well maintained, featuring planted borders to three sides and enclosed by timber fencing, offering a secure environment for children and pets.

The property is conveniently located within walking distance of local amenities and schools, with regular bus services running to and from Wakefield city centre. Thornes Park is also only a short walk away, while the M1 motorway is within close proximity, making this an excellent choice for commuters.

A full internal inspection is essential to fully appreciate the space, plot size, and quality of accommodation on offer. Early viewing is highly recommended.

Ground Floor





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
UPVC front entrance door, original parquet flooring, coving to the ceiling, and a central heating radiator. Six doors provide access to three bedrooms, a w.c., the modern kitchen and the house bathroom.

BATHROOM/W.C.
5'2" x 11'5" (1.60m x 3.48m)
A two piece suite including a panelled bath with mixer tap and shower attachment, and a pedestal wash basin with twin taps. Half height tiling, a central heating radiator, and a UPVC double glazed window overlooking the front aspect.

BEDROOM ONE
11'8" x 13'0" (3.56m x 3.97m)
A spacious double bedroom enjoying a dual aspect, with uPVC double glazed windows overlooking both the rear and side elevations. A central heating radiator, fitted wardrobes to one wall and coving to the ceiling.

BEDROOM TWO
10'11" x 11'5" (3.34m x 3.49m)
Another double bedroom with dual aspect UPVC double glazed windows to the side and front elevations. A central heating radiator, coving to the ceiling and a fitted double wardrobe.

BEDROOM THREE
11'8" x 5'11" (3.56m x 1.82m)
UPVC double glazed window overlooking the rear elevation, central heating radiator and loft access via a pull down ladder.

KITCHEN
13'6" (max) x 10'3" (min) x 14'9" (4.14m (max) x 3.13m (min) x 4.52m)
Fitted with a range of wall and base high gloss units with laminate work surfaces and tiled splashbacks, 1.5 bowl sink and drainer with swan neck mixer tap, integrated oven and grill with gas hob over, space for a large freestanding fridge/freezer, plumbing and drainage for a washing machine, plinth lighting, and downlights within the wall units. A UPVC double glazed window overlooks the front aspect, with coving to the ceiling, a central heating radiator, a fully tiled floor and provides access to the porch, living room, and a built-in pantry cupboard.

PANTRY CUPBOARD
Built-in pantry with fixed shelving, fully tiled walls and floor and a UPVC double glazed frosted window overlooking the front aspect.

PORCH
13'6" x 4'1" (4.12m x 1.26m)
Fully tiled floor with UPVC double glazed door to the front and a UPVC double glazed door to the rear. Two timber single glazed windows overlook the side aspect. Double doors opening into a large built-in cloaks cupboard with wall lights, and a further built-in shoe cupboard with fixed shelving.

LIVING ROOM
11'7" x 14'7" (3.55m x 4.47m)
Original parquet flooring, a solid wooden hearth with electric fire and decorative surround, two UPVC double glazed windows to the side aspect, coving to the ceiling and a central heating radiator. UPVC double glazed French doors open into the conservatory.

CONSERVATORY
7'5" x 14'11" (2.27m x 4.56m)
UPVC double glazed windows to three sides and UPVC double glazed French doors opening to the rear garden.

OUTSIDE
To the front are double cast iron gates providing access onto a tarmac driveway, bordered by raised planted beds and solid brick boundary walls, creating an enclosed frontage. The driveway continues down the side of the property, where there is an external water point. A detached double garage features an electric roller door with power and lighting. In front of the garage is a double block-paved driveway with an L-shaped turning circle. A timber gate provides access to the rear garden, which opens onto a paved patio overlooking an attractive lawned garden, with a second lower patio and planted borders. The rear garden is fully enclosed by timber fencing, with additional gated access and an external light positioned to the corner of the property.

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

FLOOR PLAN
This floor plan is intended as a rough guide only and is not to be intended as an exact representation and should not be scaled. We cannot confirm the accuracy of the measurements or details of this floor plan.

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.