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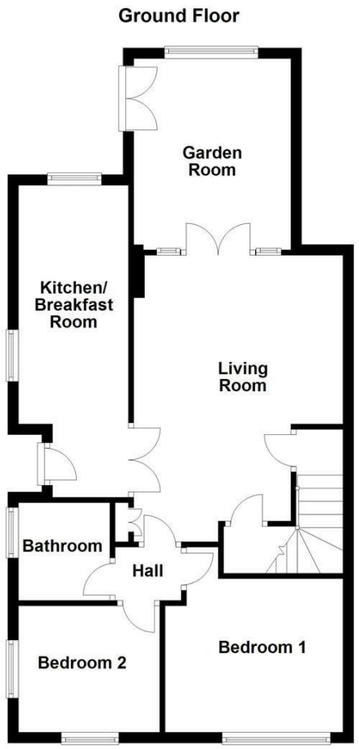
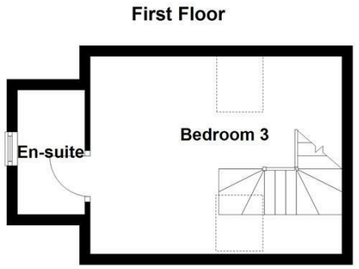




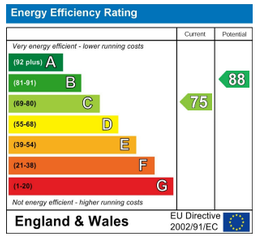
33 Thornhill Croft, Walton, Wakefield, WF2 6NU

For Sale Freehold £289,995

Deceptive from the roadside, a large three bedroomed (principal with en suite), semi detached bungalow with two separate reception rooms situated at the head of a cul-de-sac in this highly sought after area.

With sealed unit double glazed windows and a gas fired combination central heating system, this beautifully presented property is approached via a welcoming side entrance porch that leads through into a good sized breakfast kitchen that is fitted to a high standard with integrated cooking facilities. The main living room is of fine proportions with velux roof lights adding additional natural light and double French doors that lead through to a separate garden room overlooking the back garden. To the front of the ground floor there are two well proportioned bedrooms served by the family bathroom. The first floor is devoted to a further bedroom with an en suite shower room. Outside, the property has a neat front garden alongside a driveway that provides ample off street parking and leads up to a further gated hard standing area in front of the garage. To one side of the garage there is a good sized lawned garden and to the other, a low maintenance garden with a very pleasant sitting area.

The property is situated at the head of a cul-de-sac in this highly sought after area within easy reach of the good range of village facilities. Walton itself enjoys good road access and is ideally placed a short drive away from the broader range of amenities in Wakefield city centre.



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

LIVING ROOM
17'8" x 10'5" (max) (5.4m x 3.2m (max))
Two central heating radiators, built in understairs cupboard, two velux roof lights for additional natural light and double French doors leading through to the garden room.

GARDEN ROOM
11'9" x 8'6" (3.6m x 2.6m)
Windows to the rear, French doors to the side, continuation of the wood effect luxury vinyl flooring and central heating radiator.

KITCHEN BREAKFAST ROOM
14'9" x 8'10" (4.5m x 2.7m)
Fitted to a lovely standard with a good range of modern cream fronted wall and base units with wood effect laminate worktops and upstands incorporating a stainless steel sink unit and a four ring stainless steel gas hob with matching splash back and filter hood over. Built in oven, space and plumbing for a washing machine and space for a tall fridge/freezer. Matching cupboard housing the Worcester Bosch gas fired combination boiler, Windows to the rear and side and external door to the porch.

INNER HALLWAY
Providing access to both ground floor bedrooms and the bathroom.

BEDROOM ONE
11'1" x 9'6" (3.4m x 2.9m)
Window to the front and central heating radiator.

BEDROOM TWO
8'10" x 8'2" (2.7m x 2.5m)
Window to the front and central heating radiator.

BATHROOM/W.C.
5'10" x 5'6" (1.8m x 1.7m)
Re-fitted to a lovely standard with a three piece white and chrome suite comprising panelled bath with electric shower over and folding glazed screen, pedestal wash basin and low suite w.c. Part tiled walls, frosted window to the side, extractor fan and chrome ladder style heated towel rail.

BEDROOM THREE
15'5" x 12'1" (4.7m x 3.7m)
Central heating radiator, eaves storage cupboards and velux roof lights set into the characterful sloping ceilings to the front and rear.

EN SUITE/W.C.
7'6" x 3'11" (2.3m x 1.2m)
Fitted with a modern three piece white and chrome suite comprising wide shower cubicle with thermostatic shower and glazed screen, pedestal wash basin and low suite w.c. Part tiled walls, frosted window to the side, extractor fan and chrome ladder style heated towel rail.

OUTSIDE
To the front the property has a paved and planted neat garden area, alongside a paved driveway that provides ample off street parking. Wooden gates lead through to a further hard standing area in front of the garage. To the side of the garage there is a good sized lawned garden, as well as immediately behind the bungalow there is a further low maintenance garden and sitting area.

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.