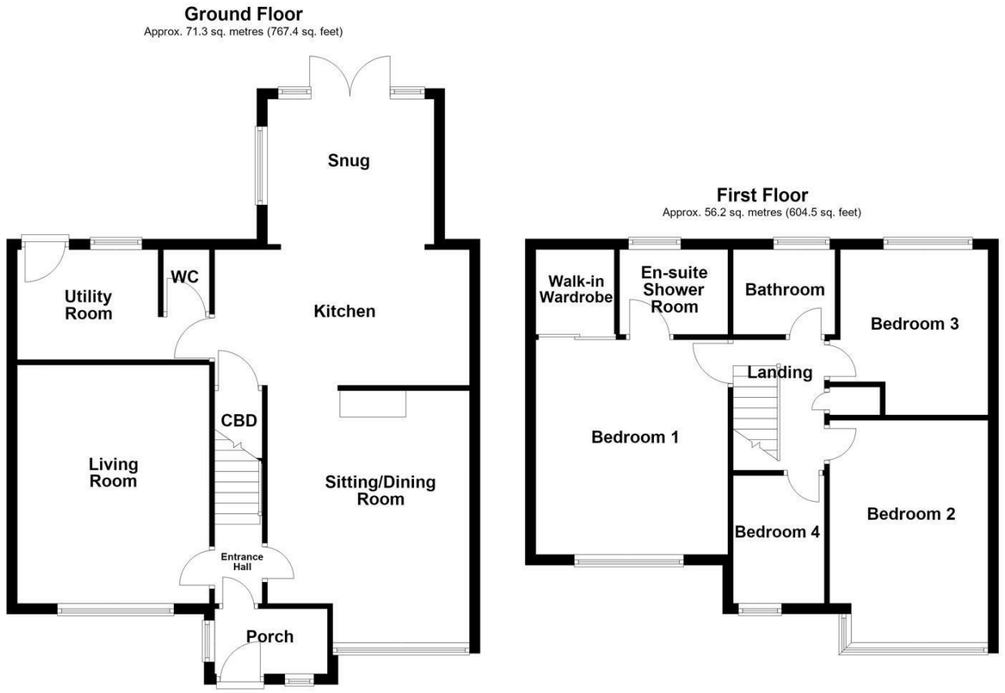


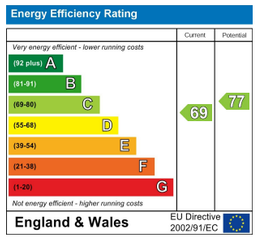

Total area: approx. 127.4 sq. metres (1371.8 sq. feet)

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.

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NORMANTON 01924 899 870 | PONTEFRACT & CASTLEFORD 01977 798 844



# 16 Thornhill Drive, Walton, Wakefield, WF2 6NX

## For Sale Freehold £375,000

A superb opportunity to purchase this impressive extended four bedroom semi detached family home, situated within the highly sought after village of Walton. Offered for sale with no onward chain, offering spacious and versatile accommodation throughout, the property has been thoughtfully extended to provide multiple reception spaces, a superb kitchen breakfast room, four good sized bedrooms and excellent off road parking.

The property is approached via a front porch with a UPVC double glazed entrance door opening into the welcoming entrance hall. From here, access is provided to two generous reception rooms comprising a separate dining room and spacious living room, providing excellent flexibility for modern family life. A feature archway from the dining room leads into the impressive modern kitchen breakfast room, which is fitted with a range of contemporary units, quartz work surfaces, a quartz breakfast bar and integrated appliances. Useful understairs storage provides additional practicality. A further feature archway opens into a versatile snug, which enjoys a dual aspect and French doors leading directly onto the rear garden, creating an excellent additional space for relaxing and entertaining. From the snug, a timber door provides access into a separate utility room, which in turn leads to a convenient downstairs WC, completing the ground floor accommodation. To the first floor are four good sized bedrooms and a modern three piece family bathroom, together with a useful boiler cupboard housing the combination boiler. The principal bedroom is particularly well appointed, benefitting from its own walk-in wardrobe and en suite shower room. Externally, a timber gate from the roadside opens onto a central concrete pathway leading to the main entrance. The low maintenance front garden is predominantly pebbled with established plants and shrubs, complemented by mature privet hedging. A pebbled pathway continues along the side of the property, incorporating an additional seating area before leading into the rear garden. The attractive rear garden features a generous lawn with a central patterned concrete pathway and a low maintenance pebbled patio, providing an ideal setting for outdoor dining and entertaining. Timber panel fencing encloses the garden, while an outside water point provides further convenience. Gated access from the rear garden leads onto a patterned concrete double driveway, providing ample off road parking in front of the single detached garage.

Walton is a highly regarded village offering an excellent range of local amenities, schools and places to eat, together with attractive countryside surroundings. Regular bus services provide convenient connections into Wakefield city centre, while the M1 and M62 motorway networks are both readily accessible for those commuting further afield.

Offering generous and versatile family accommodation in one of the area's most desirable village locations, an early viewing is highly recommended to fully appreciate the space, presentation and lifestyle this impressive home has to offer.

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## ACCOMMODATION

### ENTRANCE PORCH
UPVC double glazed front entrance door leading into the porch, with UPVC double glazed windows overlooking the front and side aspects. A further UPVC double glazed door provides access into the entrance hall.

### ENTRANCE HALL
Laminate flooring and two doors providing access to the sitting/dining room and living room.

### LIVING ROOM
12'0" x 14'9" (3.66m x 4.52m)
UPVC double glazed window overlooking the front aspect, central heating radiator, coving to the ceiling and two wall lights.



### SITTING/DINING ROOM
12'4" x 13'2" (3.77m x 4.02m)
UPVC double glazed window overlooking the front aspect, central heating radiator, coving to the ceiling, two wall lights and wall mounted gas fire. Laminate flooring and feature archway leading through to the open plan kitchen breakfast room.



### KITCHEN BREAKFAST ROOM
8'4" x 15'7" (2.56m x 4.76m)
Fitted with a range of high gloss wall and base units with quartz work surfaces over and matching quartz upstands. One and a half bowl stainless steel sink and drainer with drainer grooves inset into the work surface and swan neck mixer tap. Integrated oven and grill with integrated microwave above, separate induction hob with griddle section and pop-up extractor incorporated into the work surface, integrated dishwasher and space for a large fridge freezer. Inset spotlights to the ceiling, laminate flooring and breakfast bar providing seating for three. A feature archway leads through into the snug.

### SNUG
10'4" x 9'0" (3.17m x 2.75m)
Laminate flooring, central heating radiator and UPVC double glazed windows overlooking the rear and side aspects, creating a pleasant dual aspect. UPVC double glazed French doors open directly onto the rear garden.

### UTILITY ROOM
12'0" x 6'9" (3.66m x 2.08m)
Fitted with a range of wall and base units with laminate work surfaces over and tiled splashbacks. Stainless steel single drainer sink with separate taps, space and plumbing for a washing machine beneath the work surface, wall mounted extractor fan and laminate flooring. UPVC double glazed rear entrance door and UPVC double glazed window overlooking the rear garden. Central heating radiator and timber door providing access to the separate W.C.

### W.C.
3'9" x 2'11" (1.16m x 0.89m)
Fitted with a low flush W.C. and wall mounted wash basin with mixer tap and tiled splashback. Laminate flooring and wall mounted extractor fan.

### FIRST FLOOR LANDING
Doors provide access to four bedrooms, the house bathroom and boiler cupboard housing the combination boiler. Loft access.

### BEDROOM ONE
11'11" x 13'4" (3.65m x 4.08m)
UPVC double glazed window overlooking the front elevation and central heating radiator. Mirrored sliding doors provide access into a walk-in wardrobe with fixed hanging rails, fitted shelving and lighting. Timber door leading into the en suite shower room.



### EN SUITE SHOWER ROOM/W.C.
5'4" x 6'8" (1.63m x 2.05m)
Fitted with a three piece suite comprising walk-in shower enclosure with curved glazed shower screen and mixer shower, low flush W.C. and wall mounted wash basin with mixer tap. Fully tiled walls within the shower enclosure, half tiled walls elsewhere, fully tiled flooring, white ladder style radiator and frosted UPVC double glazed window overlooking the rear elevation.



### BEDROOM TWO
9'9" x 13'8" (2.98m x 4.19m)
Rectangular bay window with UPVC double glazed windows overlooking the front aspect and central heating radiator.



### BEDROOM THREE
9'1" x 10'5" (2.77m x 3.20m)
UPVC double glazed window overlooking the rear elevation and central heating radiator.

### BEDROOM FOUR
8'5" x 5'7" (2.58m x 1.71m)
UPVC double glazed window overlooking the front elevation and central heating radiator.

### HOUSE BATHROOM/W.C.
5'7" x 6'1" (1.71m x 1.86m)
Fitted with a three piece suite comprising low flush W.C., wash basin with mixer tap set within a vanity storage unit and panelled bath with mixer tap, shower attachment and glazed shower screen. Chrome ladder style radiator, part tiled walls, tiled flooring and frosted UPVC double glazed window overlooking the rear elevation.



### OUTSIDE
A timber gate provides access along a concrete pathway through a low maintenance pebbled front garden with mature shrubs and trees. A pebbled pathway continues along the side of the property, where there is an additional pebbled seating area and gated access into the rear garden. To the rear is an attractive lawned garden with a central patterned concrete pathway and a generous pebbled patio area adjacent to the snug.
The garden is enclosed by timber fencing on all sides. A timber gate provides access onto a double width concrete driveway. There is a single detached garage with manual up and over door.



### 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.