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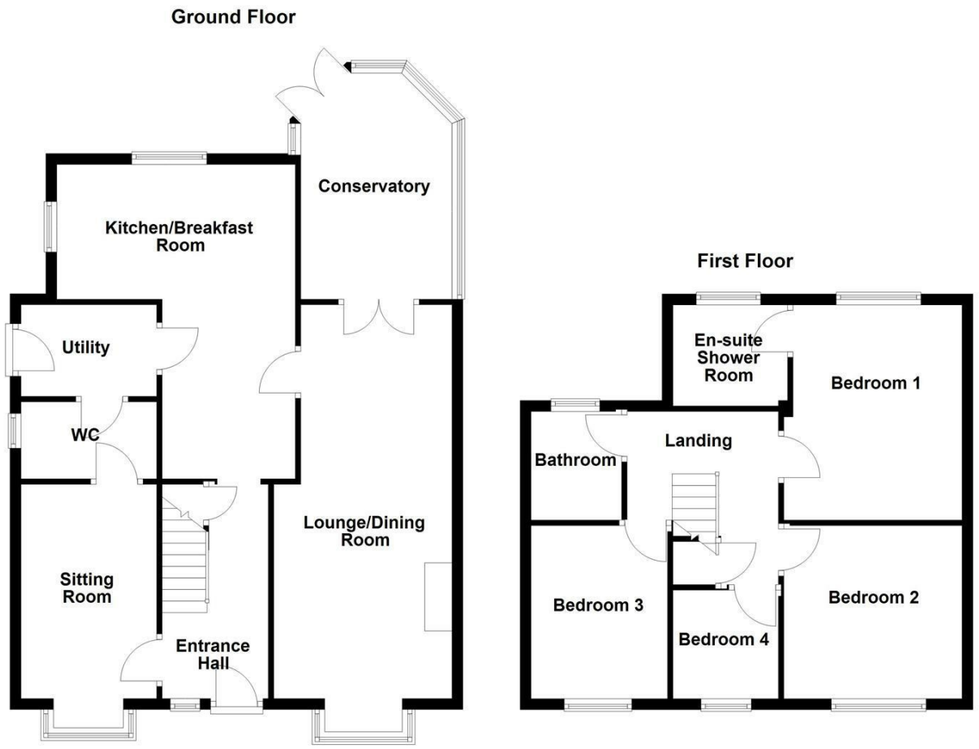


# 5 Thornbury Park, Wakefield, WF2 8LQ

## For Sale Freehold Guide Price £375,000

Nestled in a cul-de-sac location only a short walk from Thornes Park is this well proportioned four bedroom detached family home sitting on a generous sized plot and offered to the market with no chain. Benefitting from driveway with double garage and an enclosed landscaped rear garden.

The property briefly comprises of the entrance hall, sitting room, downstairs w.c., utility room, modern kitchen/breakfast room, lounge/dining and conservatory. The first floor landing leads to four well proportioned bedrooms (main with en suite shower room) and house bathroom. Outside to the front is an enclosed pebbled garden with planted features and a driveway providing ample off road parking for up to four vehicles leading to the double garage. To the rear is an enclosed tiered garden with artificial lawn incorporating seating area and paved patio area.

The property is well placed to local amenities including shops and schools with local bus routes nearby and good access to the M1 motorway network.

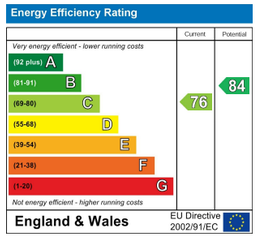
Only a full internal inspection will reveal all that's on offer at this quality home and an early viewing comes highly recommended.

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

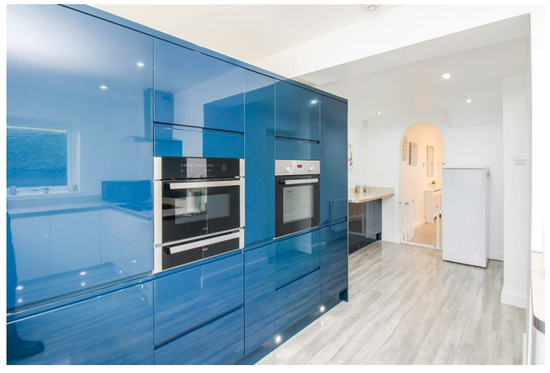
### ENTRANCE HALL
Composite front entrance door, UPVC double glazed arched frosted window to the front, stairs to the first floor landing with understairs storage, central heating radiator, coving to the ceiling, door through to the siting room and an opening to the kitchen/breakfast room.

### SITTING ROOM
14'9" x 8'1" (max) x 4'7" (min) (4.52m x 2.48m (max) x 1.42m (min))
Door to the downstairs w.c., UPVC double glazed box window to the front, central heating radiator and coving to the ceiling.

### W.C.
4'7" x 8'1" (1.4m x 2.48m)
Low flush w.c., ceramic wash basin with mixer tap and tiled splash back. An opening through to the utility, UPVC double glazed frosted window to the side, spotlights and central heating radiator,

### UTILITY
5'6" x 8'1" (1.68m x 2.48m)
Range of modern wall and base units with laminate work surface over incorporating space and plumbing for a washing machine and tumble dryer. The combi boiler is housed in here, door into the kitchen/breakfast room, spotlights and composite frosted side door.

### KITCHEN/BREAKFAST ROOM
12'11" x 19'6" (max) x 8'1" (min) (3.96m x 5.95m (max) x 2.47m (min))
Range of modern wall and base units with laminate work surface over, 1 1/2 stainless steel sink and drainer with mixer tap, integrated combi oven/microwave with warming tray, five ring induction hob with extractor hood, separate integrated electric oven, integrated dishwasher and integrated fridge/freezer. Spotlights, door to the lounge/dining room, UPVC double glazed windows to the rear and side.



### LOUNGE/DINING ROOM
25'7" x 10'9" (max) x 6'5" (min) (7.82m x 3.3m (max) x 1.98m (min))
A set of double doors to the conservatory, UPVC double glazed box window to the front, two central heating radiators and coving to the ceiling.

### CONSERVATORY
13'1" x 9'2" (max) x 3'6" (min) (4.0m x 2.8m (max) x 1.07m (min))
Surrounded by UPVC double glazed windows, set of UPVC double glazed French doors to the rear garden and wall mounted electric fireplace.

### FIRST FLOOR LANDING
Loft access with pull down ladder, overstairs storage cupboard, doors to four bedrooms and house bathroom.

### BEDROOM ONE
13'1" x 10'10" (max) x 10'2" (min) (4.0m x 3.32m (max) x 3.1m (min))
Coving to the ceiling, UPVC double glazed window to the rear, fitted wardrobes, central heating radiator and door to the en suite shower room.

### EN SUITE SHOWER ROOM/W.C.
5'11" x 6'11" (1.81m x 2.13m)
Low flush w.c., ceramic wash basin with mixer tap and shower cubicle with mains overhead shower. UPVC double glazed frosted window to the rear, chrome ladder style radiator, spotlights and extractor fan.

### BEDROOM TWO
10'5" x 10'10" (max) x 10'6" (min) (3.2m x 3.31m (max) x 3.21m (min))
UPVC double glazed window to the front, coving to the ceiling and central heating radiator.

### BEDROOM THREE
10'9" x 8'9" (3.28m x 2.67m)
UPVC double glazed window to the front, central heating radiator and coving to the ceiling.

### BEDROOM FOUR
6'5" x 6'5" (1.98m x 1.97m)
Fitted out as a home office. UPVC double glazed window to the front, central heating radiator and a range of fitted units and desk.

### BATHROOM/W.C.
6'4" x 5'6" (1.95m x 1.7m)
Low flush w.c., wall mounted wash basin with mixer tap and P-shaped bath with mains overhead shower. UPVC double glazed frosted window to the rear, spotlights and chrome ladder style radiator.

### OUTSIDE
To the front is an enclosed pebbled garden with planted features including mature trees and shrubs. There is a block paved driveway providing off road parking leading to the double detached garage (5.18m x 5.58m) with electric up and over door, power and light. To the rear is a tiered low maintenance garden with an artificial lawn incorporating sitting area with canopy over and paved areas, perfect for outdoor dining and entertaining, surrounded by timber fencing.

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

### 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.