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16 Thornes Moor Close, Wakefield, WF2 8QA

For Sale Freehold Offers In The Region Of £325,000

Enjoying a corner plot position and a two storey extension to the rear is this extended three bedroom semi detached family home, renovated to an exceptionally high standard throughout and offering a stylish, contemporary finish.

Approached via a beautifully landscaped front garden with manicured planted borders, the property opens into a welcoming entrance hall which in turn leads through to a spacious bay fronted living room. Double timber doors provide access into the impressive modern fitted kitchen, complete with breakfast bar and a range of integrated appliances. A feature archway opens through to the separate dining room, whilst sliding wooden doors lead into the utility room. From here, UPVC double glazed French doors provide access out onto the landscaped side garden, with further access to the downstairs WC. A useful understairs storage cupboard is accessed from the kitchen, completing the ground floor accommodation. To the first floor, the landing provides access to three well proportioned bedrooms together with a bespoke contemporary five piece house bathroom suite. Bedrooms one and two both benefit from fitted wardrobes. Externally, the property continues to impress with a beautifully landscaped side garden incorporating an Indian stone paved patio seating area overlooking the lawned garden. Attractive railway sleeper edged borders filled with slate chippings and a paved pathway extend down the side of the property to an additional paved area currently utilised for bin storage. To the rear sits a detached double garage with twin manual up and over doors, fronted by a block paved double driveway providing off street parking for up to four vehicles. Timber gated access leads from the front garden onto the driveway and side garden. The front garden itself has been thoughtfully landscaped with attractive lawned areas, manicured planted borders and a solid brick built boundary wall with gated roadside access.

The property is situated within the sought after area of Thorns, enjoying close proximity and walking distance to Thorns Park, together with excellent public transport links to and from Wakefield city centre. The M1 motorway network is also only a short distance away, making the property ideal for commuters travelling further afield.

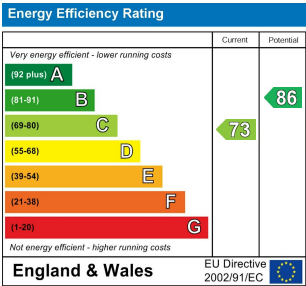
This is a superb opportunity to acquire a beautifully presented family home finished to an outstanding standard throughout.

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*

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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



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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 leading into the welcoming entrance hall. The hallway features a contemporary vertical radiator in light grey, staircase with handrail leading to the first floor landing and a solid wooden door with glazed insert leading through to the living room.

LIVING ROOM

13'3" [max] x 12'4" [min] x 15'10" [4.05m [max] x 3.76m [min] x 4.85m)
A beautifully presented reception room having UPVC double glazed bay windows overlooking the landscaped front garden with fitted timber shutters. There is laminate flooring, coving to the ceiling, dado rail, central heating radiator and double timber doors leading through to the modern fitted kitchen.



KITCHEN

8'4" x 15'7" [2.55m x 4.75m)
Fitted with a range of wall and base shaker style units with laminate work surfaces and tiled splashbacks. Features include plinth lighting, LED lighting within the wall units, integrated wine cooler, integrated full size Indesit dishwasher, integrated oven and grill with four ring ceramic hob and curved glass extractor hood over. There are two UPVC double glazed windows with built in blinds enjoying dual aspect views to the rear and side elevations. The kitchen also benefits from a breakfast bar, central heating

radiator, laminate flooring and feature archway leading through to the dining room. Space is provided for a large freestanding fridge freezer. A timber door gives access to the understairs storage cupboard which houses the combination boiler, utility meters and fitted cloak storage.

DINING ROOM

10'3" x 9'2" [3.14m x 2.81m)
Having inset spotlights to the ceiling, vertical contemporary radiator, white laminate flooring and a set of UPVC double glazed French doors with built in blinds leading out onto the landscaped side garden. A solid wooden sliding door provides access into the utility room.



UTILITY ROOM

3'0" x 5'8" [0.93m x 1.75m)
Fitted with laminate work surface incorporating plumbing and drainage for a washing machine beneath together with a range of high gloss wall and base units. There is a UPVC double glazed frosted window to the side elevation, inset spotlights to the ceiling and a solid wooden door providing access into the downstairs WC.

DOWNSTAIRS W.C.

4'3" x 3'0" [1.31m x 0.93m)
Comprising wash hand basin with mixer tap and tiled splashback, high gloss vanity unit beneath with chrome handle and low flush WC. Finished with laminate flooring, central heating radiator, inset spotlights to the ceiling, extractor fan and UPVC double glazed frosted window to the side elevation.

FIRST FLOOR LANDING

To the first floor landing there is a UPVC double glazed frosted window to the side elevation together with loft access via fitted ladder leading to a partially boarded loft space with lighting. The landing also benefits from a contemporary vertical wall mounted radiator in light grey and solid wooden doors leading to three bedrooms and the bespoke modern house bathroom.

BEDROOM ONE

11'4" [max] x 9'7" [min] x 14'6" [3.47m [max] x 2.93m [min] x 4.43m)
Having UPVC double glazed bay windows with built in blinds overlooking the front elevation, central heating radiator and fitted double wardrobes with sliding doors providing ample storage.



BEDROOM TWO

9'8" [max] x 9'1" [min] x 8'5" [2.95m [max] x 2.77m [min] x 2.58m)
Having fitted mirrored sliding door wardrobes, UPVC double glazed window with built in blind overlooking the rear elevation and central heating radiator.



BEDROOM THREE

8'5" x 5'7" [2.58m x 1.71m)
Having UPVC double glazed window overlooking the front elevation and central heating radiator.



BATHROOM

6'0" [max] x 16'9" [min] x 7'6" [1.83m [max] x 5.12m [min] x 2.31m)
A truly stunning bespoke bathroom fitted with an impressive five piece suite comprising low flush WC, walk in shower cubicle with two solid glass shower screens featuring black accents, mixer shower with rainfall shower head and additional handheld attachment. There is a freestanding bath with floor mounted swan neck mixer tap in black with pull out shower attachment, together with twin wash hand basins incorporating black mixer taps set within a compressed laminate vanity work surface with vanity storage units beneath. Additional features include a built in illuminated LED vanity mirror, inset spotlights to the ceiling, two black ladder style heated towel radiators and full marble effect tiling to the walls and floors with tiled upstands.



OUTSIDE

Externally, to the front of the property there is an attractive lawned garden with planted borders and solid railway sleeper edging with established planting to three sides. A curved brick built boundary wall with timber gated roadside access leads onto a paved pathway extending to the composite front entrance door, with additional gated access through to the side garden. The landscaped side garden features an Indian stone paved patio seating area ideal for entertaining and outdoor dining together with a low maintenance AstroTurf garden, raised slate borders and paved pathway running the full length of the property. There is an outside light and double external power point, leading through to a paved bin storage area and detached double garage with twin manual up and over doors, timber glazed side window and timber side access door. A timber gate provides access onto the block paved double driveway which offers off street parking for up to four vehicles.



COUNCIL TAX BAND

The council tax band for this property is C.

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.

EPC RATING

To view the full Energy Performance Certificate please call into one of our local offices.

VIEWINGS

To view please contact our Wakefield office and they will be pleased to arrange a suitable appointment.