Richard Kendall Estate Agent

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25 Thornleigh Drive, Thornes, Wakefield, WF2 7RQ

For Sale Freehold Starting Bid £170,000

For sale by Modern Method of Auction; Starting Bid Price £170,000 plus reservation fee. Subject to an undisclosed reserve price.

Situated close to Thornes Park is this well presented two bedroom semi detached true bungalow offered to the market with no chain and benefitting from driveway parking, enclosed gardens and well maintained accommodation throughout.

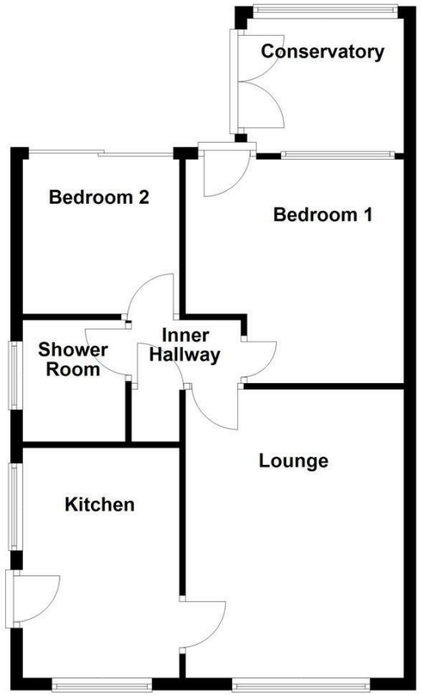
The accommodation briefly comprises a fitted kitchen, spacious living room and an inner hallway providing access to two bedrooms and a modern shower room. One of the bedrooms enjoys direct access to a conservatory overlooking the rear garden, creating a versatile additional living space. Externally, the property boasts low maintenance gardens to both the front and rear, with the rear garden incorporating patio and decked seating areas, ideal for outdoor dining and relaxation. A side driveway provides ample off road parking and leads to a detached garage, currently utilised for storage.

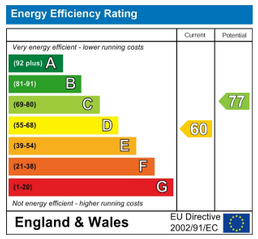
The property is ideally positioned for a range of local amenities and enjoys excellent access to Wakefield city centre, together with nearby shops, transport links and recreational facilities, including the popular Thornes Park.

Offering comfortable single storey living in a highly convenient location, this attractive bungalow is expected to appeal to a variety of buyers. An early viewing is highly recommended.

This property is for sale by West Yorkshire Property Auction powered by iamsold ltd.

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

KITCHEN
12'5" x 8'5" (3.81m x 2.59m)
UPVC entrance door to the side elevation leading directly into the kitchen. UPVC double glazed windows to the front and side elevations, central heating radiator and a fitted kitchen comprising a range of wall and base units providing ample storage with laminate work surfaces over. Integrated electric hob with oven below and cooker hood above, stainless steel sink and drainer with mixer tap, space for a fridge freezer, plumbing for a washing machine and tiled splashbacks.

LOUNGE
15'7" x 11'9" (4.76m x 3.60m)
UPVC double glazed window to the front elevation, central heating radiator, fitted carpet and skirting boards. Feature inset gas fireplace and door leading through to the inner hallway.



INNER HALLWAY
Providing access to two bedrooms and the shower room, with a useful built-in storage cupboard.

BEDROOM ONE
12'1" x 11'8" (3.69m x 3.58m)
UPVC double glazed window and UPVC door leading into the conservatory, overlooking the rear elevation. Fitted carpet and skirting boards.



BEDROOM TWO
8'7" x 8'5" (2.62m x 2.58m)
UPVC sliding patio doors leading out to the rear garden, central heating radiator and wood effect flooring.



SHOWER ROOM/W.C.
6'4" x 5'4" (1.94m x 1.65m)
Frosted UPVC double glazed window to the side elevation. Fitted with a three piece suite comprising corner shower cubicle with sliding glass doors and wall mounted shower, vanity wash hand basin with mixer tap and low flush W.C. Chrome ladder style heated towel rail, recessed ceiling spotlights and fully tiled walls.



CONSERVATORY
8'5" x 7'3" (2.58m x 2.21m)
UPVC double glazed windows to the rear and side elevations with UPVC doors leading out to the garden. Wood effect flooring.



OUTSIDE
To the front of the property there is a low maintenance stone garden with mature shrubs and trees surrounding. A side driveway provides off road parking and leads to a detached garage, which is currently utilised for storage. To the rear, the property enjoys a low maintenance garden incorporating a stone paved patio area, corner decked seating area and lawn with mature shrub and planted borders, creating an ideal space for outdoor dining and entertaining.



AUCTIONEER'S COMMENTS
This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd).

If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided, which you must view before bidding. The buyer is responsible for the Pack fee. For the most recent information on the Buyer Information Pack fee, please contact the iamsold team.

The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.5% of the purchase price inc VAT, subject to a minimum of £6,600 inc. VAT. This Fee is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty.
Services may be recommended by the Agent/Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £960 inc. VAT. These services are optional.

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.