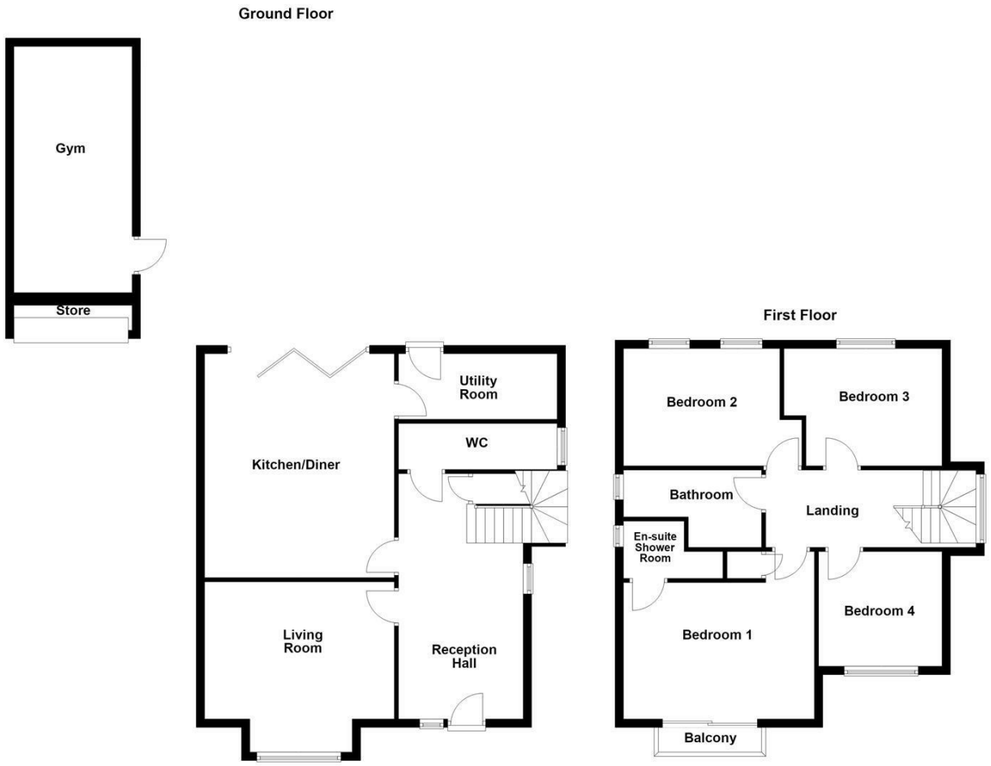
Richard Kendall Estate Agent

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6 Thornesgate Mews, Wakefield, WF2 8FJ

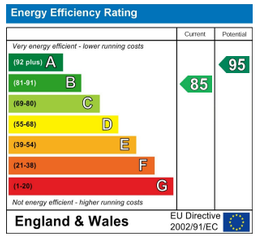
For Sale Freehold £495,000

Offering stylish and contemporary accommodation throughout is this simply stunning four bedroom executive detached family home, built by Bridge Homes and extending to just over 1,400 square feet.

Benefitting from triple glazed windows throughout, contributing towards excellent energy efficiency, the beautifully appointed accommodation briefly comprises a welcoming reception hall with feature glass balustrade staircase, downstairs W.C. and spacious living room with impressive walk-in bay window. At the heart of the home is the superb open plan kitchen diner, fitted with a range of contemporary gloss units, NEFF appliances including a Quooker hot tap, filtered water tap, dishwasher and a feature two-tier breakfast island. Triple glazed sliding doors open directly onto the rear garden, while a separate utility room completes the ground floor accommodation. To the first floor are four well-proportioned bedrooms and a contemporary house bathroom. The principal bedroom benefits from its own en suite shower room, fitted air conditioning and sliding doors opening onto a private balcony with an open outlook. Externally, a block paved driveway provides off-road parking and leads to the detached brick-built garage. The majority of the garage is currently utilised as a gym, providing excellent multi-purpose space, although it could readily be returned to full garage use if required. To the rear is an attractive lawned garden with a feature Indian stone terrace and patio, creating an ideal setting for outdoor dining and entertaining. The house also benefits from NEST home heating, one to control downstairs and one for upstairs, and broadband has fibre optics installed into the house.

Occupying a pleasant position with an open aspect to the front, the property forms part of this modern development and is within easy reach of local amenities including shops and schools, with regular bus routes nearby. Thornes Park, Wakefield Golf Club and motorway connections are also readily accessible, including Wakefield train station at easy reach.

An ideal home for a professional couple or growing family, only a full internal inspection will truly reveal the quality, space and specification this impressive property has to offer. An early viewing is 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

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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

RECEPTION HALL
Composite entrance door with triple glazed UPVC frosted side panel leading into the reception hall. Feature glass balustrade staircase providing access to the first floor landing. Quality fitted wood effect flooring, inset spotlights and central heating radiator. Doors provide access to the living room, open plan kitchen diner, downstairs W.C. and useful cloaks storage cupboard.



DOWNSTAIRS W.C.
9'7" x 3'5" [2.93m x 1.05m]
Fitted with a two piece suite comprising low flush W.C. and wash basin set within a worktop with drawers below. Part tiled walls, quality fitted wood effect flooring and central heating radiator. Frosted triple glazed UPVC window overlooking the side elevation.

LIVING ROOM
15'1" x 10'7" [4.60m x 3.23m]
Impressive walk-in bay window with floor-to-ceiling triple glazed UPVC windows overlooking the front elevation. Two central heating radiators.



OPEN PLAN KITCHEN DINER
18'1" x 15'6" [5.53m x 4.73m]
Fitted with a contemporary range of gloss wall and base units with matching work surfaces over. One and a half bowl stainless steel sink and drainer. Integrated wine cooler, integrated dishwasher, integrated fridge and freezer, NEFF oven and grill, Quooker hot tap, filtered water tap and NEFF combination microwave with warming drawer below. Feature two-tier breakfast island incorporating a five-ring gas hob with contemporary stainless steel extractor hood above, together with drawers and cupboards beneath. Feature lighting to the storage units, inset spotlights to the ceiling, central heating radiator and quality fitted wood effect flooring. Triple-glazed UPVC sliding bi-fold style doors open directly onto the rear garden. Door leading through into the utility room.

UTILITY ROOM
9'7" x 5'1" [2.93m x 1.55m]
Fitted work surfaces with storage beneath. Space and plumbing for a washing machine together with space for a tumble dryer. Composite rear entrance door, central heating radiator and quality fitted wood effect flooring.

GARAGE/GYM
19'4" x 9'3" [5.91m x 2.82m]
The main section of the detached garage is currently utilised as a gym and provides a versatile space suitable for a variety of purposes. Two wall-mounted electric panel heaters, loft access, recessed spotlights, power and lighting. The front section remains as garage storage with an up-and-over door. [The garage could readily be returned to full garage use should a buyer wish.]



FIRST FLOOR LANDING
Feature glass balustrade continuing from the staircase. Floor-to-ceiling triple glazed UPVC window providing excellent natural light. Central heating radiator and loft access. Doors provide access to four bedrooms and the house bathroom.

BEDROOM TWO
14'9" x 12'9" [4.51m x 3.90m]
Two triple glazed UPVC windows overlooking the rear elevation. Central heating radiator.



BEDROOM FOUR
9'7" x 9'1" [2.94m x 2.77m]
Triple glazed UPVC window overlooking the front elevation. Central heating radiator.

BEDROOM THREE
12'5" x 10'5" [3.81m x 3.20m]
Triple glazed aluminium framed window overlooking the rear elevation. Central heating radiator. Bespoke fitted furniture incorporating wardrobes, chest of drawers and dressing table area.

HOUSE BATHROOM
11'1" x 6'3" [3.40m x 1.92m]
Fitted with a contemporary three piece suite comprising concealed cistern low flush W.C., wash basin and panelled bath with mixer shower over. Part tiled walls, tile-effect flooring, chrome ladder style heated towel radiator, shaver point and inset spotlights. Frosted triple glazed UPVC window overlooking the side elevation.



BEDROOM ONE
15'6" x 12'5" [4.73m x 3.79m]
Principal bedroom with triple glazed UPVC sliding doors opening onto a private balcony with glass balustrade and open aspect beyond. Central heating radiator, telephone point and fitted air conditioning unit. Door providing access into the en suite shower room.



EN SUITE SHOWER ROOM
8'6" x 5'1" [2.61m x 1.57m]
Fitted with a contemporary three piece suite comprising low flush W.C., wash basin set within vanity storage and shower enclosure with mixer shower and separate shower attachment. Part tiled walls, chrome ladder style heated towel radiator and inset spotlights. Frosted triple glazed UPVC window overlooking the side elevation.



OUTSIDE
The property occupies a pleasant position with an open aspect to the front. A block paved driveway. with car charging point, extends to the side of the property, providing off road parking for three vehicles and leading to the detached brick-built garage. Outside water tap. To the rear is an attractive lawned garden incorporating a feature Indian stone terrace and patio, ideal for outdoor dining and entertaining. Timber framed garden shed.



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

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.