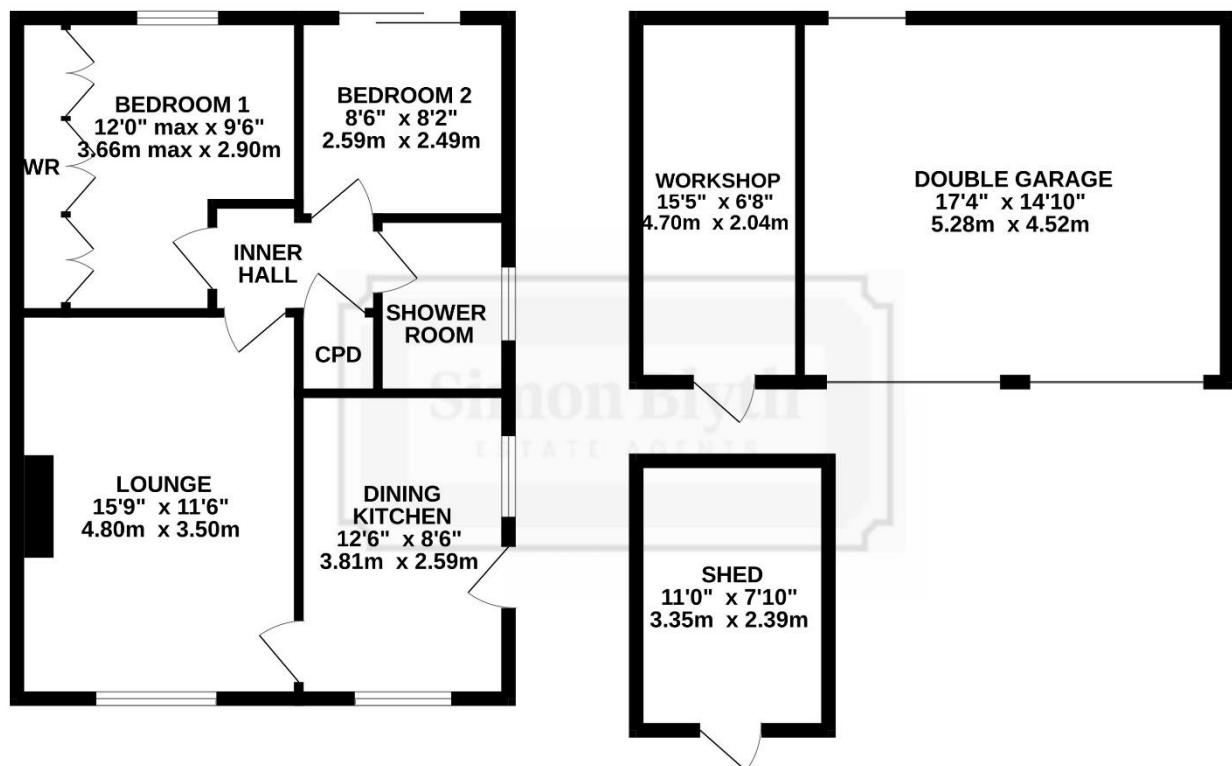




43 THORNLEIGH DRIVE, WAKEFIELD, WF2 7RN



THORNLEIGH DRIVE

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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PROPERTY DESCRIPTION

TUCKED AWAY AND OCCUPYING A GENEROUS CORNER PLOT IS THIS SUPERBLY PRESENTED, SEMI-DETACHED TRUE BUNGALOW BOASTING DOUBLE GARAGE WITH ADJOINING WORKSHOP AND A LARGE SHED/OUTBUILDING. LOCATED IN THE POPULAR RESIDENTIAL AREA OF THORNES, A SHORT DISTANCE FROM WAKEFIELD CITY CENTRE, WITH GREAT COMMUTER LINKS AND AMENITIES NEARBY. THE PROPERTY OFFERS MODERN CONTEMPORARY INTERIOR, TWO DOUBLE BEDROOMS AND FABULOUS GARDENS.

The accommodation briefly comprises of kitchen, lounge, inner hallway, two double bedrooms and shower room. Externally the property occupies a corner plot with electric gate that leads to a substantial driveway providing ample off street parking and turning space. The front garden is low maintenance, with an enclosed, flagged and lawn garden to the rear. The property benefits from large double garage with adjoining workshop, and a large shed which has plumbing, lighting and power.

Offers Around £285,000

OPEN PLAN DINING KITCHEN

Measurements – 12'6" x 8'6" (3.81m x 2.59m)

Enter into the property from the side elevation through a double glazed PVC door with obscured glass into the open plan dining kitchen. The dining kitchen enjoys a great deal of natural light which cascades from dual aspect banks of windows from both the front and side elevation. There is inset spotlighting to the ceilings, tiled flooring, a radiator and an oak door provides access to the lounge. The kitchen features a large range of fitted wall and base units with complimentary work surfaces over which incorporate a single bowl stainless steel sink and drainer unit with chrome mixer tap. There is tiling to the splash areas, plumbing and provisions for an automatic washing machine and space for an electric cooker. Additionally, there is inset spotlighting to the ceilings and a wall mounted combination boiler.



LOUNGE

Measurements – 15'9" x 11'6" (4.80m x 3.50m)

As the photography suggests the lounge is a generously proportioned, light and airy reception room which is decorated to a high standard and features decorative coving to the ceiling, two ceiling light points, a radiator and a large picture window to the front elevation providing natural light with an oak door proceeds to the inner hallway.



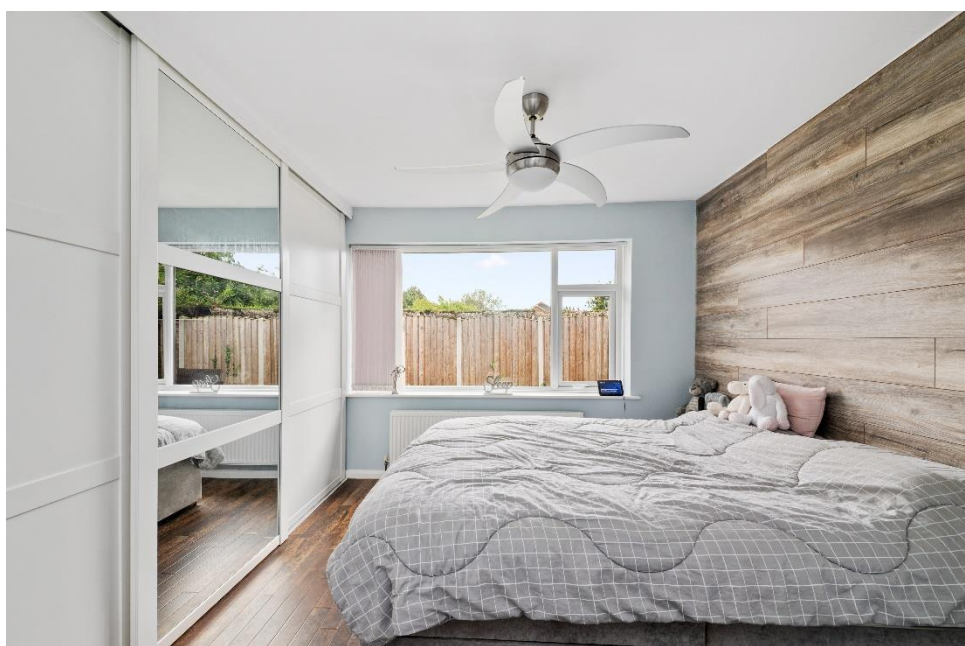
INNER HALLWAY

The inner hallway features oak doors providing access to two well-proportioned double bedrooms, the house shower room and enclosing useful cupboard space. There is high quality flooring, a ceiling light point and a loft hatch provides access to an attic space.

BEDROOM ONE

Measurements – 12'0" max x 9'6" (3.66m max x 2.90m)

Bedroom one is a generously proportioned, light and airy double bedroom which has ample space for free standing furniture. There is high quality flooring, a bank of double glazed windows to the rear elevation with pleasant views to the gardens, a ceiling light point, a radiator and bank of wall to wall fitted wardrobes which have sliding doors, hanging rails and shelving in situ.



BEDROOM TWO

Measurements – 8'6" x 8'2" (2.59m x 2.49m)

Bedroom two, again, enjoys a great deal of natural light and can accommodate a double bed with space for free standing furniture. There is a ceiling light point, a radiator and double glazed sliding patio doors to the rear elevation providing direct access to the rear garden.



SHOWER ROOM

The shower room features a contemporary three-piece suite which comprises of a fixed frame shower cubicle with thermostatic rain fall shower head and with separate handheld attachment, a low-level W.C. with concealed cistern and push button flush and a broad wash hand basin sat upon and vanity unit with mounted chrome monobloc mixer tap over. There is high quality flooring, attractive panelling to the splash areas, a high gloss panelled ceiling with central ceiling light points. There is also a chrome ladder style radiator and a double glazed window with obscured glass to the side elevation.



EXTERNAL

DOUBLE GARAGE

Measurements – 17'4" x 14'10" (5.28m x 4.52m)

The double garage features two electric remote controlled roller shutter doors, internally there is ample lighting and PowerPoints with various LED security lights in situ there is part boarding providing additional storage in the rafters and there is an additional roller shutter door to the rear of the garage which provides access to the rear elevation of the building.



WORKSHOP

Measurements – 15'5" x 6'8" (4.70m x 2.04m)

The workshop has a separate pedestrian access door there is lighting and power in situ and a loft hatch with drop down ladder that provides access to the storage area in the rafters. The workshop has ample plug points in situ and also features fitted wall and base units with a work surface over providing a great deal of storage.



SHED

Measurements – 11'0" x 7'10" (3.35m x 2.39m)

The shed features lighting and power, fitted shelving and a worksurface which has space and provisions for a washing machine and tumble dryer. There is additional storage available in the rafters with loose boarding.



EXTERNAL

Externally, the property occupies a generous corner plot and is accessed via a shared block paved driveway that the subject property has unrestricted pedestrian and vehicular access over. This leads you over to a private tarmac driveway where there is a remote accessed gate which leads to the property's gardens. Immediately to the front is a low maintenance flagged patio ideal for alfresco dining which enjoys the afternoon and evening sun.

GARDENS

To the side of the property there is a substantial gravelled hard standing driveway providing off street parking for multiple vehicles and offering sufficient turning space which leads to the double detached garage with attached workshop. There is a fabulous lawn garden with a low maintenance gravel bed, space for pots and plants, immediately to the side of the property there is a further patio area which enjoys the sun throughout the majority of the day. There is an external tap, external lighting and a gate which adjoins a substantial free-standing shed which encloses the rear garden.

REAR EXTERNAL

Externally to the rear the property enjoys a low maintenance garden which is completely enclosed and features a flagged patio ideal for alfresco dining and barbequing. The rear garden is laid predominantly to lawn with fence boundaries and there is a substantial timber built shed set upon a hard standing with a lean to canopy to the side.









ADDITIONAL INFORMATION

EPC rating - B

Property tenure – Freehold

Local authority - Wakefield Metropolitan District Council

Council tax band – B

BOUNDARY OWNERSHIP

The boundary ownerships and tenure of the property have not been checked on the title deeds for any discrepancies or rights of way if any (This is a standard statement on all our brochures due to the Property Misdescription's Act)

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Simon Blyth for themselves and for the vendors or lessors of this property, whose agent they are, have made every effort to ensure the details given have been prepared in accordance with the above act and to the best of our knowledge give a fair and reasonable representation of the property. Please note:

1. There is a six-inch measurement tolerance or metric equivalent and the measurements given should not be entirely relied upon and purchasers must make their own measurements if ordering carpets, curtains or other equipment.

2. None of the main services, i.e. gas, water, electricity, drainage or central heating system (if any) have been tested in any way whatsoever. This also includes appliances which are to be left in situ by the vendors.

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PROPERTY VIEWING NOTES



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