



**Thornes Road  
Wakefield  
West Yorkshire  
WF2 8QL**

**Offers in Excess of £307,000**

**bettermove**

# Thornes Road Wakefield

Bettermove are proud to present this 3 bedroom detached house in Wakefield.

The property benefits from double glazing, gas central heating throughout and has off street parking available via the driveway and garage with an electric door. The council tax band is C.

The interior of this well presented property comprises a spacious living room, dining room and fitted kitchen on the ground floor. The first floor consists of 3 bedrooms and the family bathroom. The exterior boasts a private rear garden, perfect for enjoying the summer months and has plenty of room for further development with the appropriate planning permission.

Located in the popular town of Wakefield, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from the m1, the A642, Wakefield Kirkgate Train Station and many local buses.

This exciting opportunity should not be missed! All enquiries can be made through Bettermove on 0330 004 0050.

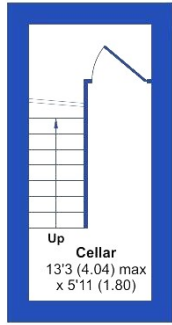
You can secure the purchase today by paying an exclusivity fee of £1,000 which gives you the rights to purchase within a given timeframe.

Paying this fee ensures that the seller takes their property off the market and reserves it exclusively for you, therefore eliminating the risk of gazumping and aborted costs.

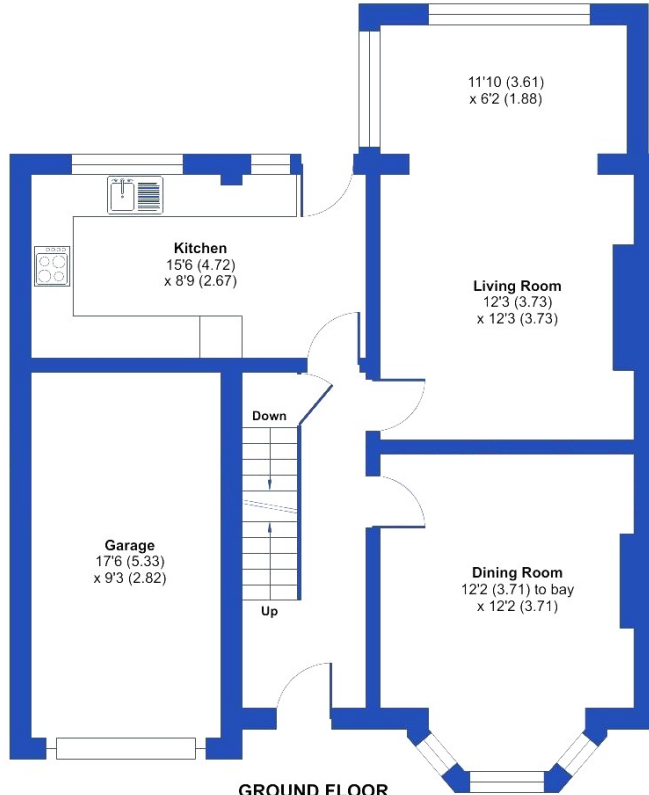
The exclusivity fee is returned to you upon successful completion of the property.



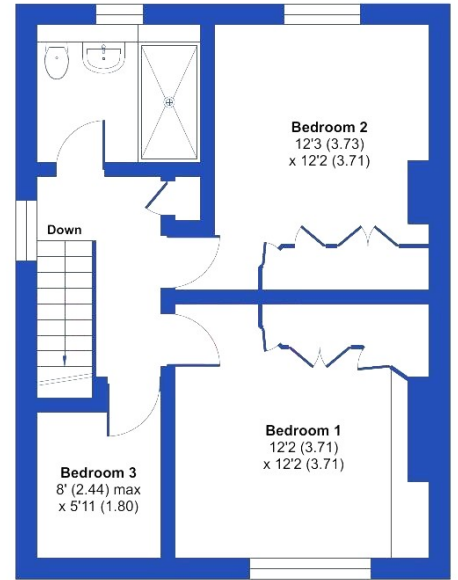




**LOWER GROUND FLOOR**  
Approx. 7.2 sq. meters (78 sq. feet)



**GROUND FLOOR**  
Approx. 62.2 sq. meters (670 sq. feet)



**FIRST FLOOR**  
Approx. 44.4 sq. meters (478 sq. feet)

Approximate Area = 1385 sq ft / 128.6 sq m (includes garage)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2023. Produced for Manning Stainton. REF: 961786

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			78
(55-68) <b>D</b>		66	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	





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