



**64 Thornes Road**  
Thornes, Wakefield WF2 8QL

## PROPERTY FEATURES

- 3 bed semi-detached property
- Requires update and improvement
- Further potential to extend
- Long rear garden
- Sought after location close to City Centre
- Close to schools for all age groups
- Excellent commuter links to the region
- Driveway and garage
- No onward chain
- For all enquiries contact FSL



**01924 200101**

**Offers in the Region Of £200,000**



## PROPERTY DETAILS

Offered with no onward chain is this 3 bed semi-detached property which is in need of upgrade and improvement. The property is located within the sought after region of Thornes and offers excellent commuter road and rail links. The property benefits from a long rear garden and similar to neighbouring properties offers an opportunity to extend, subject to satisfying the necessary consents. The property is predicted to have wide appeal and it is therefore recommended to contact our sales team at the earliest opportunity to express an interest.

## LOCATION

The property is located on Thornes Road, a tree lined street close to Thornes Park with easy access to the City Centre and minutes from Junction 40 of the M1 motorway. The location provides excellent commuter road and rail links to the region and benefits from being close to a full range of local amenities, facilities and schools.

## ACCOMMODATION

Accommodation briefly comprises on the ground floor; entrance porch, entrance hall, living room and open plan dining room / kitchen. On the first floor; landing, 3 bedrooms and shower room. Outside; gardens to front and rear, driveway and detached garage. Please refer to the floor plans for approximate room sizes and layout.

## TENURE

Freehold.

## COUNCIL TAX BAND

Band C.



## ENERGY PERFORMANCE RATING

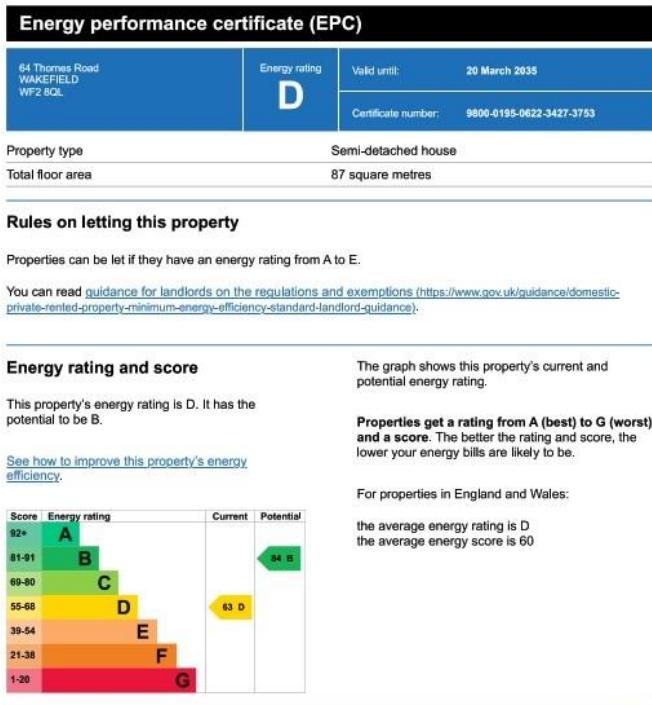
The property has been assessed March 2025 with a current EPC rating of D (63) and a potential of B (84).

## VIEWINGS

For further information and to arrange a viewing please contact our friendly team on 01924 200101.

## IMPORTANT INFORMATION

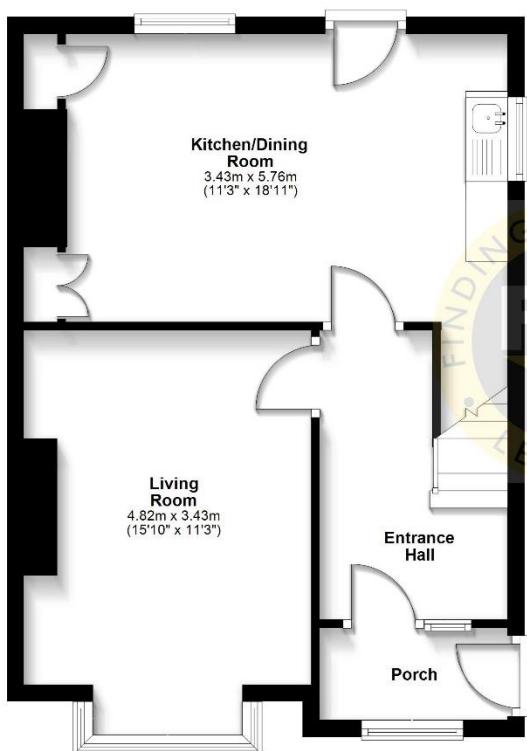
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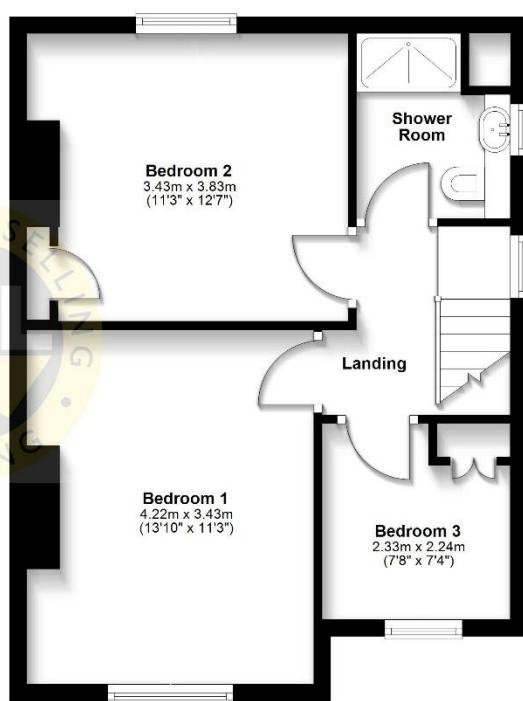


**Ground Floor**

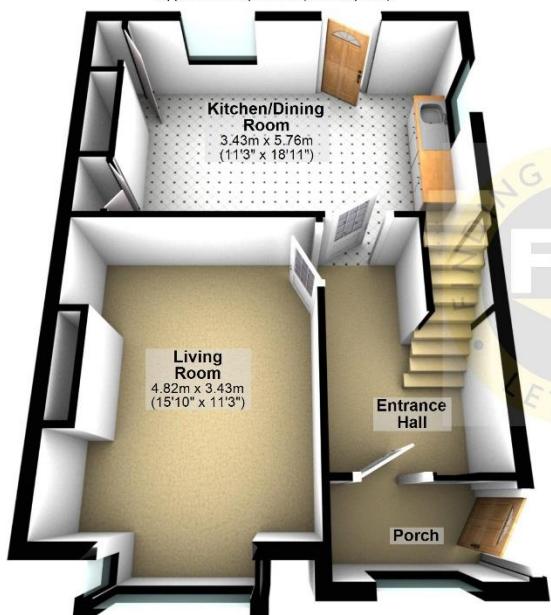
Approx. 46.7 sq. metres (502.3 sq. feet)

**First Floor**

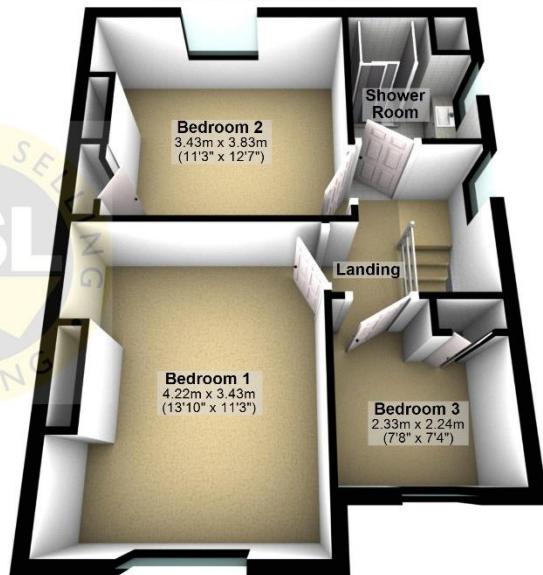
Approx. 42.8 sq. metres (461.1 sq. feet)

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For further information and to arrange a viewing contact  
FSL Estate Agents

**01924 200101**



**FSL Estate Agents Ltd, 8 Lakeside, Calder Island Way, Wakefield, WF2 7AW**

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