



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

These particulars are intended only as general guidance. The Company therefore gives notice that none of the material issued or visual depictions of any kind made on behalf of the Company can be relied upon as accurately describing any of the Specified Matters prescribed by any Order made under the Property Misdescriptions Act 1991. Nor do they constitute a contract, part of a contract or a warranty.

Energy performance certificate (EPC)			
64 Thomas Road WAKEFIELD WF2 8QL	Energy rating	Valid until:	20 March 2035
	D	Certificate number:	9806-9195-0622-3427-3753
Property type		Semi-detached house	
Total floor area		87 square metres	

Rules on letting this property

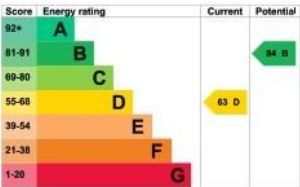
Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy rating and score

This property's energy rating is D. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

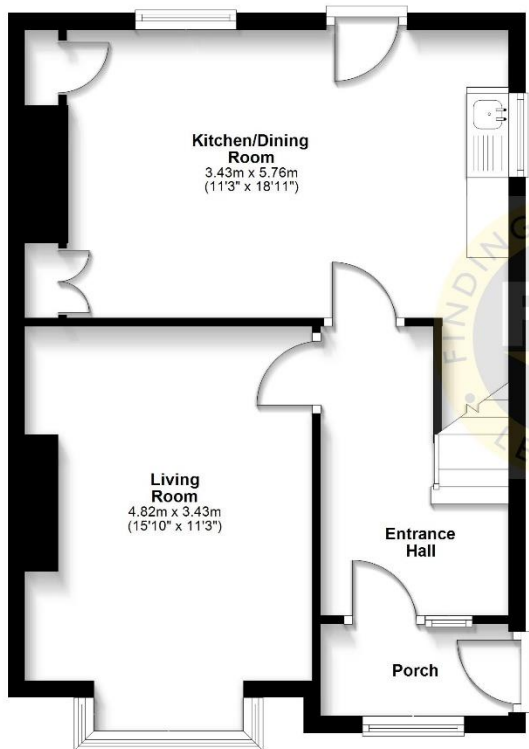
For properties in England and Wales:

the average energy rating is D
the average energy score is 60

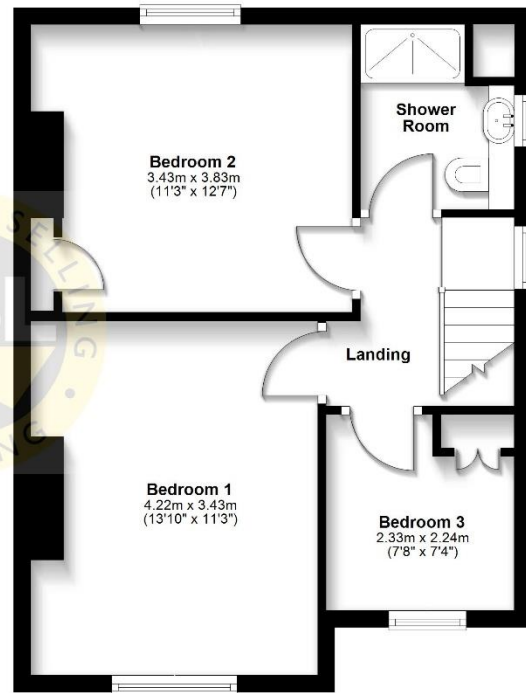




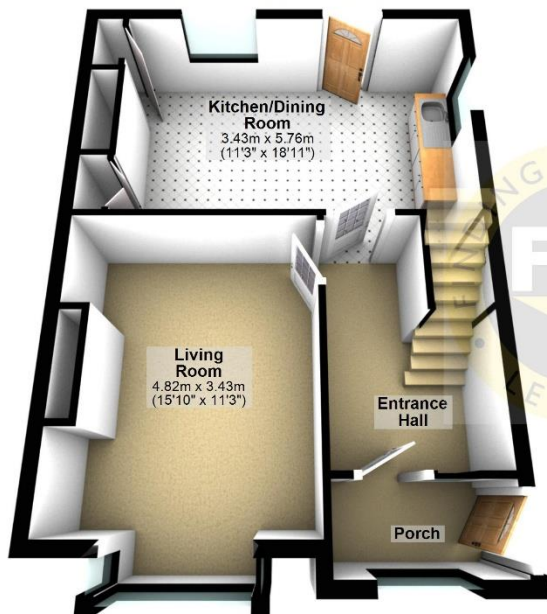
Ground Floor
Approx. 46.7 sq. metres (502.3 sq. feet)



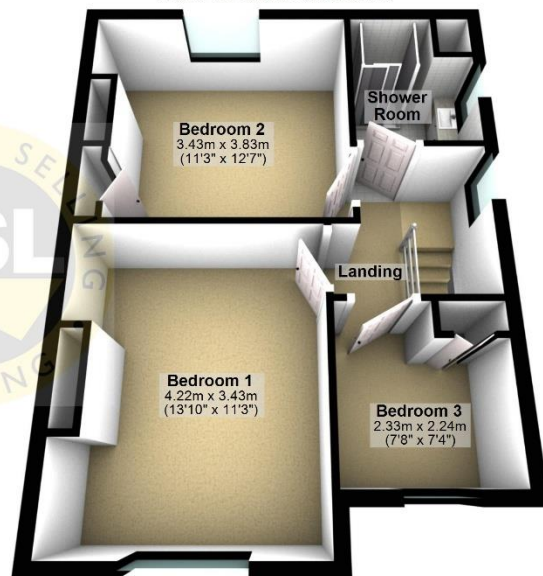
First Floor
Approx. 42.8 sq. metres (461.1 sq. feet)



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



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



64 Thornes Road, Thornes





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

Tel / Fax: 01924 200101 Web: www.fslestateagents.com E-mail: enquiries@fslea.com

FSL Estate Agents wish to advise prospective purchasers that we have not checked the services or appliances. The sales particulars have been prepared as a guide only. Any floor plan or map is for illustrative purposes only. FSL Estate Agents, for themselves and for the vendors or lessors of this property whose agent they are give notice that: the particulars have been produced in good faith; do not constitute any part of a contract; no person in the employment of FSL Estate Agents has any authority to make or give representation or warranty in relation to this property.