



**60 THORNHILL ROAD, MIDDLESTOWN, WAKEFIELD, WEST YORKSHIRE, WF4 4RU**  
**£1,250 per month**

**Carter Jonas**



# 60 THORNHILL ROAD, MIDDLESTOWN, WAKEFIELD, WEST YORKSHIRE, WF4 4RU

- Available Now
- EPC Rating D
- Council Tax Band D
- Pets Considered
- Off Street Parking
- Gas Central Heating

## THE PROPERTY

Available now, 60 Thornhill Road is a recently refurbished, three bedroomed, semi-detached property situated in small village of Middlestown.

Located less than 6 miles away from Wakefield and less than 10 miles away from Huddersfield, 60 Thornhill Road is ideal for family living or for someone with commuter needs whilst benefitting from a semi-rural location with easy access to a variety of shopping, leisure and educational facilities in the local area.

To the ground floor, the accommodation briefly comprises a well-proportioned living room with gas feature fire and garden views, dining room with gas fire and patio door out into the rear garden, brand new kitchen with a selection of grey shaker style kitchen units, integrated oven and gas hob with plumbing in situ for a washing machine as required and a separate pantry area.

To the first floor, the property comprises of two double bedrooms; both neutrally decorated throughout with fitted wardrobes and plenty of natural light with one single bedroom and a large family bathroom comprising a free-standing shower and bath with a separate WC.

Externally, this delightful property benefits from off-road parking, a spacious, fully enclosed garden and a single garage which can be utilised for storage purposes.

Offered unfurnished.

Pets considered.

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The deposit will be £1,442 (5 week's rent) at a rental value of £1,250 per calendar month.

The holding deposit will be £288 (1 week's rent) at a rental value of £1,250 per calendar month.

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## ADDITIONAL INFORMATION

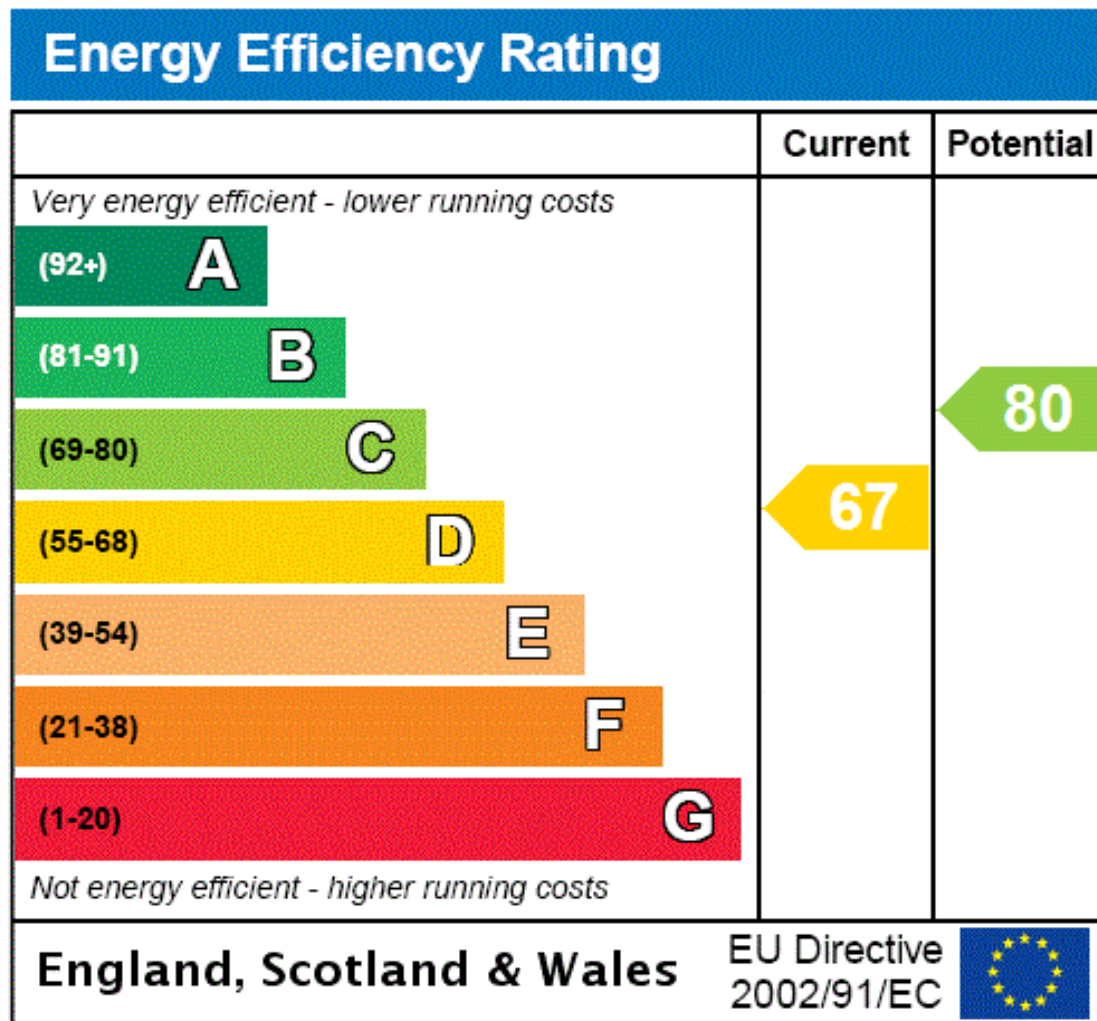
Offers	Available for a minimum term of 12 months, longer terms will be considered
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Viewing	Strictly by appointment only
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#### IMPORTANT INFORMATION

These particulars are for general information purposes only and do not represent an offer or contract or part of one. Carter Jonas or anyone in their employment has made every attempt to ensure that the particulars and other information provided are as accurate as possible and they are not intended to amount to advice on which you should rely as being factually accurate. Full information which may be relevant to your decision regarding the property can be found on the property listing on [carterjonas.co.uk](http://carterjonas.co.uk) or a separately available material information sheet, and we would advise you to confirm the details of any material information prior to any offer being submitted. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas has not tested any services, facilities, or equipment. Any measurements and distances given are approximate only. Where Carter Jonas has been provided with a floorplan by a third party, we cannot guarantee that the floorplan has been measured in accordance with IPMS. Purchasers or prospective tenants must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Our images only represent part of the property as it appeared at the time they were taken and do not represent the furnishings included; these are confirmed in a separate inventory. If you require further information, please contact us. \*Administration fees may apply depending on tenancy type. Please contact your local branch for this information.

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