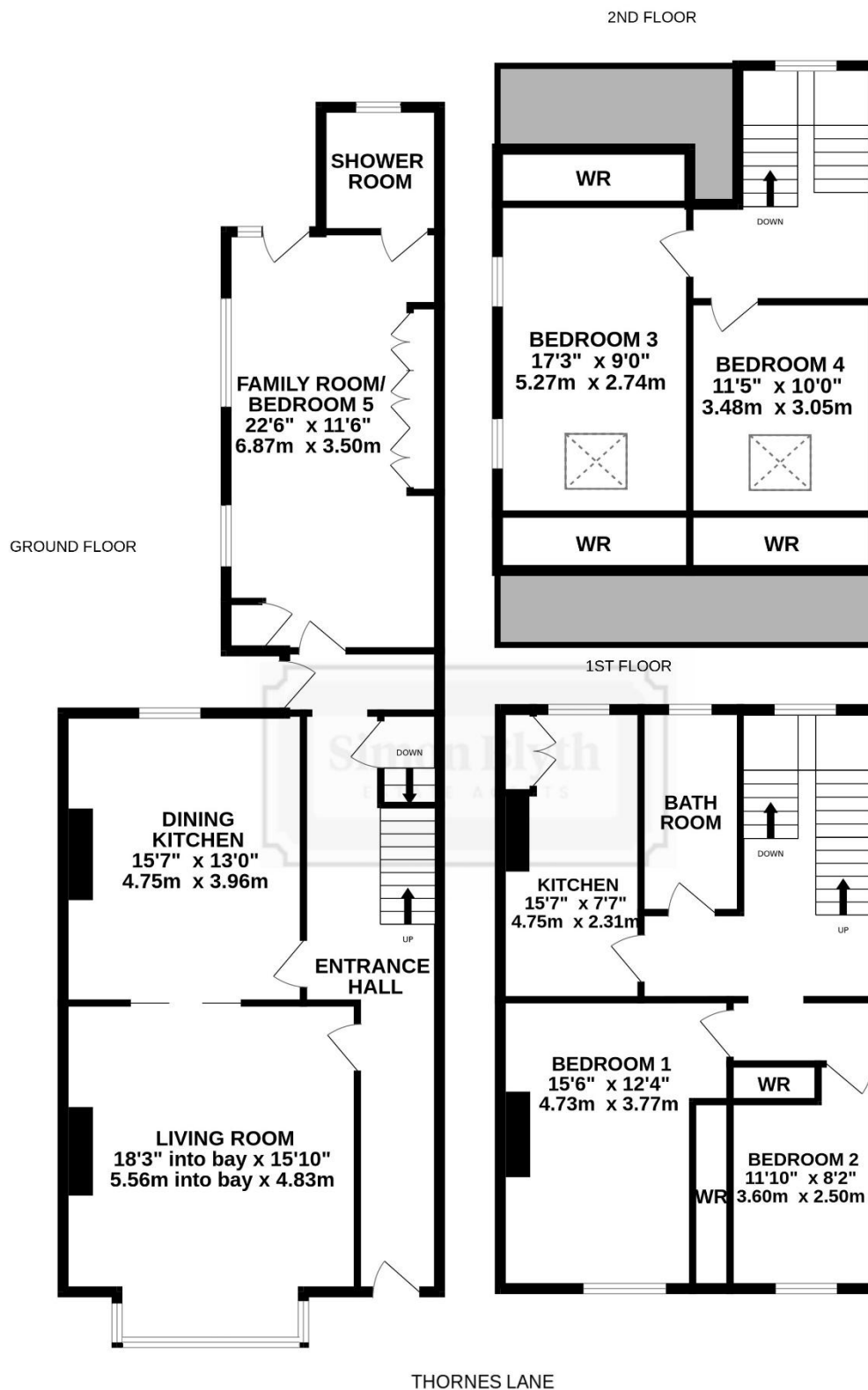




139 THORNES LANE, WAKEFIELD, WF2 7RW



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

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).

If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

A Buyer Information Pack is provided. The winning bidder will pay £349.00 including VAT for this pack which you must view before bidding.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

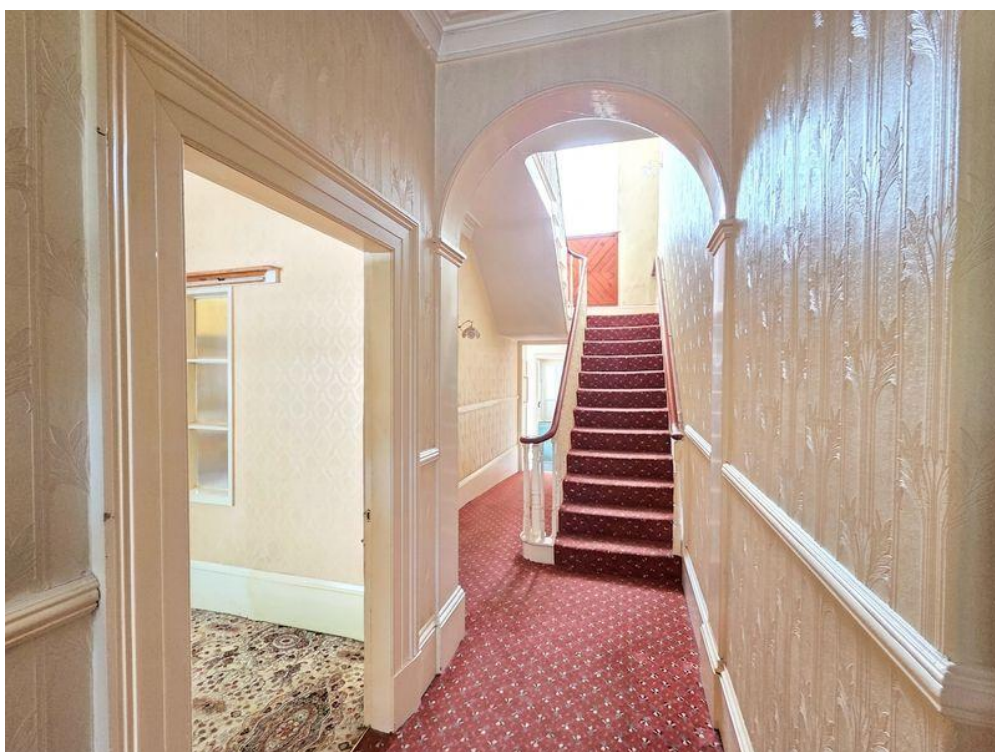
Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional.

Guide Price £150,000

GROUND FLOOR

ENTRANCE HALL

Entrance is gained via a wooden door with inset bullseye glass panel into an entrance hallway. There are wall light points, coving to the ceiling, a dado rail, access to the cellar and stairs to further floors. There is an external side door with a glass panel over and doors lead providing access to the ground floor accommodation.



LIVING ROOM

Measurements - 18'3" max x 15'10"
(5.56m max x 4.83m)

The living room is of an excellent size with enough space for a three-piece suite. The main focal point of the room is the 1970s style stonework fireplace with decommission gas fire in front of chimney breast with two side alcoves. There is a large bay window with a window seat, a central ceiling light point with colourfully painted ceiling rose, wall mounted lights, coving to the ceiling, a central heated radiator and UPVC double glazed windows to the front of the property. A pair of sliding wooden doors with inset opaque glass panels with matching glass panels to the side lead through to the kitchen.



KITCHEN

Measurements - 15'7" max x 13'0" (4.75m max x 3.96m)

With a range of wall and base with solid pine cupboard doors featuring a classic arched design and decorative brass handles with laminate work top over and pine splash back. There is plumbing for a washing machine, space for further appliances, a single stainless-steel basin sink unit with a stainless-steel mixer tap over. Furthermore, sat within the chimney breast is a decommissioned gas fire with wooden mantel piece and surround with a stone hearth. There are central ceiling light points, coving to the ceilings and a UPVC double glazed window to the rear of the property.





FAMILY ROOM/BEDROOM FIVE

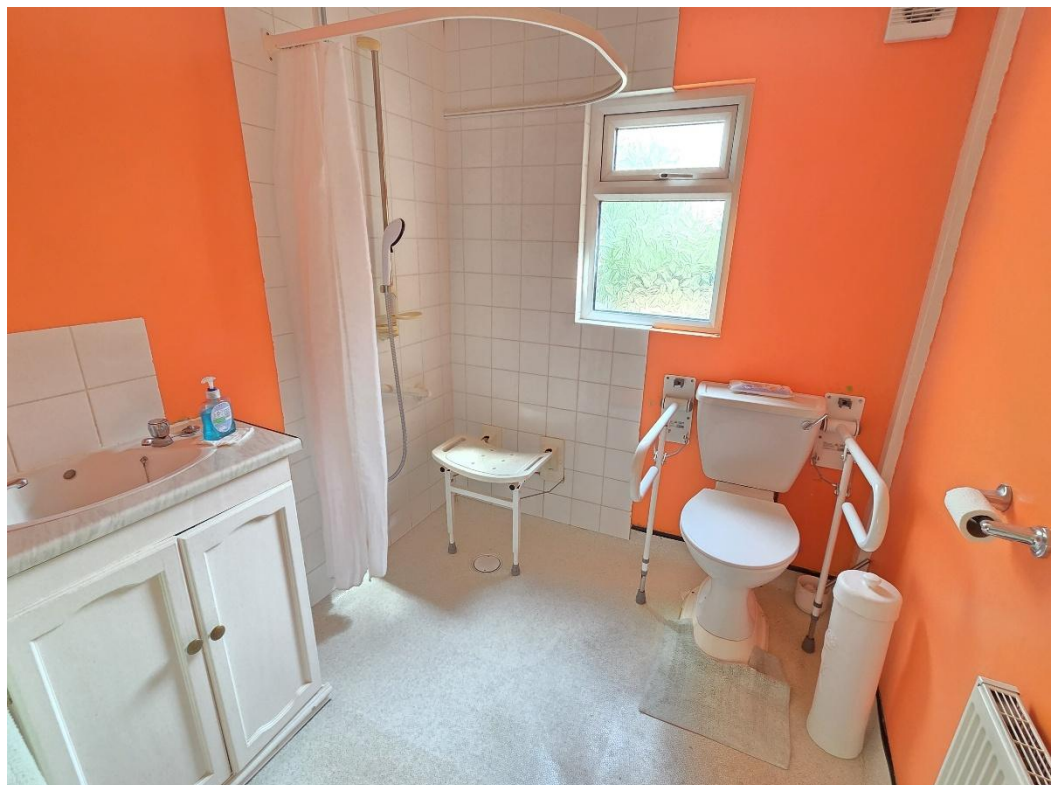
Measurements - 22'6" max x 11'6" (6.87m max x 3.50m)

The family room is a spacious room with built in storage cupboards, one containing the house boiler. There are ceiling light points, panelling to the walls, coving to the ceilings, double glazed windows pair off to either side of the property. This room has previously been utilised as a fifth bedroom. A UPVC door with inset glass panels leads to the rear of the property and a door leads through to the wet room.



SHOWER ROOM/WET ROOM

The wet room contains a three-piece suite in white, consisting of a low-level W.C., a hand wash basin with tiled splash back set within a vanity unit and with taps over. There is a Mira advance electric shower which was recently installed, a ceiling light point, an extractor fan, a double-glazed obscure window and the room is partially tiled.



THE CELLAR

Consisting of three rooms the original cellar table, lighting and power. It also features the gas and electricity meter.



FIRST FLOOR LANDING

A staircase rises to a first-floor landing, passing a double-glazed window to the rear of the property. There is a ceiling light point, wall light points and coving to the ceiling. A staircase then rises from here to further floors.



BEDROOM ONE

Measurements -
15'7" max x 12'4"
(4.73m max x 3.77m)
Bedroom one is a double bedroom with a ceiling light point, coving to the ceiling, built-in wardrobes with fitted matching headboard. There is a radiator and a double-glazed window to the front of the property.





BEDROOM TWO

Measurements - 11'10" max x 8'2" (3.60m max x 2.50m)

This is a generous sized bedroom with a ceiling light point, coving to the ceiling, a built-in wardrobe. A radiator and a double-glazed window to the front of the property.



KITCHENETTE

Measurements - 15'7" max x 7'7" (4.75m max x 2.31m)

With a range of base units with laminate worktops over, tiled splash back, there is plumbing for a washing machine and space for further appliances. There is a stainless-steel sink with taps over. There is storage at each side of the chimney breast, strip lights to the ceiling, coving to the ceiling and windows to the rear of the property.

BATHROOM

The house bathroom features a three-piece suite in white comprising of a low-level W.C., a wash hand basin with stainless steel tap over, a bath with mixer taps over and a handheld shower attachment. There is a mixture of tiled splash back and UPVC cladding, ceiling light point, radiator and a double-glazed obscure glazed window.

SECOND FLOOR LANDING

A staircase rises to the second-floor landing passing an arched double-glazed window to the rear of the property, there is wall mounted light. From here we access the following rooms.



BEDROOM THREE

Measurements - 17'3" max x 9'0" (5.27m max x 2.74m)

Bedroom three is a generously proportioned double bedroom with wall mounted lights, a central heating radiator, built in wardrobes with hanging rails in situ. A dual wooden double-glazed window to the side of the property and a Velux to the ceiling.



BEDROOM FOUR

Measurements - 11'5" max x 10'0" (3.48m max x 3.05m)

Bedroom four is a double bedroom with wall mounted lights, built in wardrobes and a Velux sky light.



OUTSIDE

EXTERNAL

To the front of the property is a paved low maintenance garden with steps leading to front door, a shared access gate is located to side of property. There is a tarmac drive down the side of the property which leads to the rear with hard standing for several vehicles and a wheelchair access lift. The rear continues to border which contained former home-grown produce and has mature trees and bushes.





ADDITIONAL INFORMATION

EPC rating - TBC

Property tenure – Freehold

Local authority – Wakefield Metropolitan District Council

Council tax band – A

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.

PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES

FLOOR PLANS NOT TO SCALE - FOR IDENTIFICATION PURPOSES ONLY

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Simon Blyth Estate Agents understand that getting appropriate mortgage advice is a crucial part of the home buying process. Finding a suitable mortgage has always been something of a daunting experience which is why we would like to introduce you to our independent mortgage advisors. They provide tailored mortgage solutions through a wealth of experience

in the mortgage and property market and offer access to the full unrestricted range of products available.

Our advisors are dedicated to providing ongoing guidance and advice throughout the entire house purchase process keeping you, your estate agent and solicitor involved with continual updates on the progress. Once in your new home they will be available for ongoing support to build a long-term relationship for your future mortgage planning.

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OFFICE OPENING TIME
7 DAYS A WEEK

Monday to Friday - 8.45 to 17:30

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Sunday - 11:00 to 13:00

Details printed 22/07/2026

PROPERTY VIEWING NOTES



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