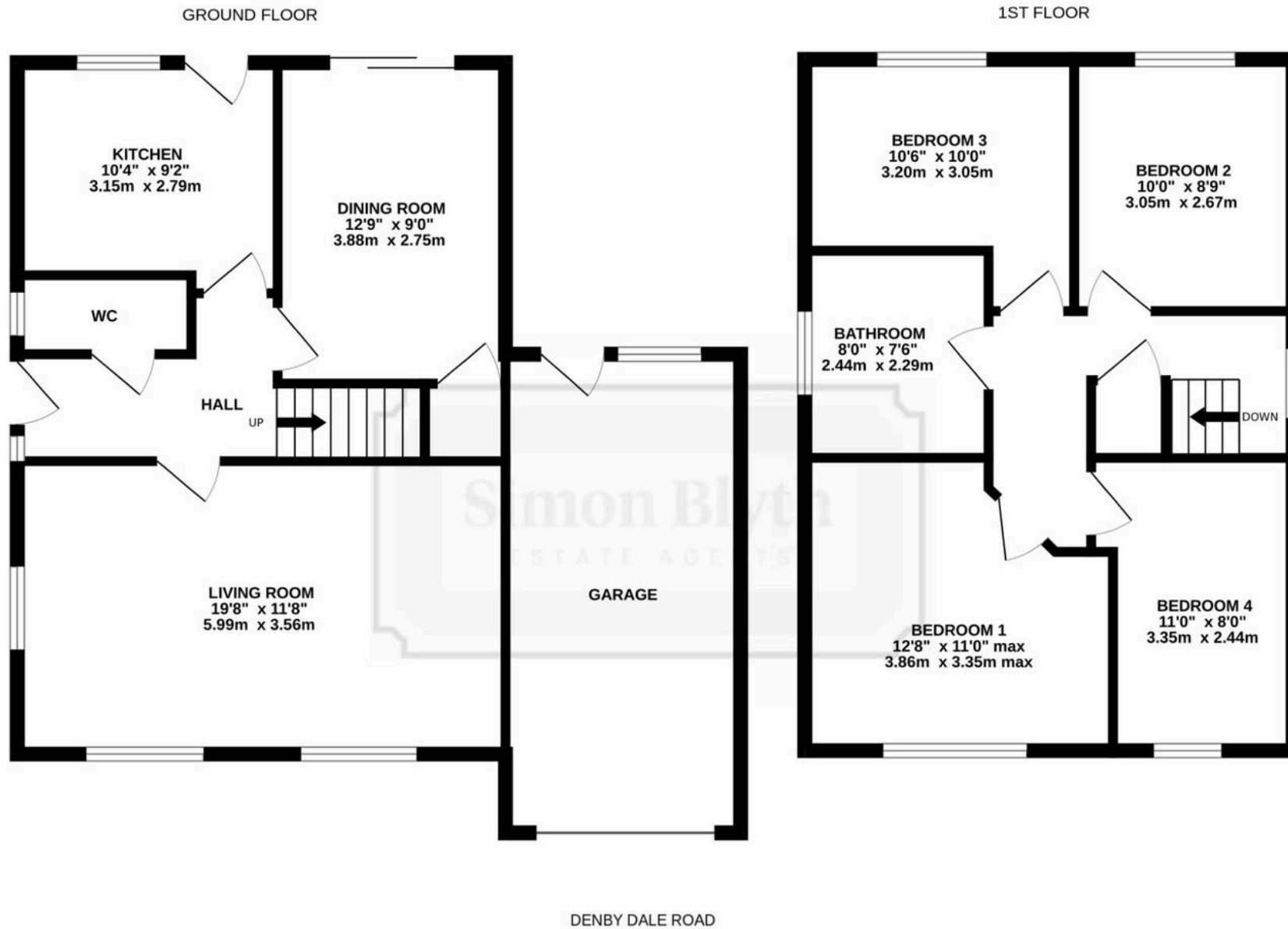




**Denby Dale Road East, Durkar**  
Wakefield

**£315,000**





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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## Denby Dale Road East

Durkar, Wakefield

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

TUCKED AWAY IN A PRIVATE COURTYARD SETTING OF JUST FOUR DETACHED FAMILY HOMES IN THE POPULAR VILLAGE OF DURKAR, IN A GREAT POSITION FOR ACCESS TO COMMUTER LINKS, CLOSE TO AMENITIES AND IN CATCHMENT FOR WELL REGARDED SCHOOLING. THE PROPERTY BENEFITS FROM TWO RECEPTION ROOMS, FOUR WELL PROPORTIONED BEDROOMS AND DRIVEWAY LEADING TO A GARAGE.

The accommodation briefly comprises of entrance hall, downstairs WC, lounge, formal dining room and kitchen to the ground floor. To the first floor there are four bedrooms and the house bathroom. Externally there is a lawn garden to the front with a driveway leading to the attached garage. To the rear is an enclosed garden with lawn area and flagged patio and a separate dog run/ bin store.

- TUCKED AWAY IN A PRIVATE COURTYARD SETTING
- IN THE POPULAR VILLAGE OF DURKAR
- CLOSE TO AMENITIES AND IN CATCHMENT FOR WELL REGARDED SCHOOLING

**Simon Blyth**  
ESTATE AGENTS





## GROUND FLOOR

### ENTRANCE HALL

Enter into the property through a timber and glazed door from the side elevation with obscured glazed inserts into the entrance hall. There is an adjoining double-glazed bank of windows with obscured glass and leaded detailing. The entrance hall has multipaneled doors providing access to the lounge, formal dining room, kitchen and downstairs W.C. There is decorative coving to the ceilings, a radiator, a ceiling light point and a staircase which rises to the first floor with a wooden handrail.

### DOWNSTAIRS W.C

6' 5" x 9' 8" (1.96m x 2.95m)

The downstairs W.C features a two-piece suite comprising of a low-level W.C and pedestal wash hand basin. There are tiled walls, a double-glazed window with obscured glass and leaded detailing to the side elevation, decorative coving to the ceilings and a ceiling light point.



### LOUNGE

11' 8" x 19' 8" (3.56m x 5.99m)

As the photography, suggests the lounge is a generously proportioned, light and airy reception room which features dual aspect banks of windows to both the front and side elevations with leaded detailing in situ. The lounge features decorative coving to the ceilings, a ceiling light point, two radiators and the focal point of the room is the electric fireplace with attractive inset and hearth and mantel surround.



### FORMAL DINING ROOM

9' 0" x 12' 9" (2.74m x 3.89m)

The formal dining room enjoys a great deal of natural light with a bank of double-glazed sliding patio doors to the rear elevation providing direct access to the gardens. There is decorative coving to the ceilings, a central ceiling light point, a radiator and a multipaneled door enclosing a useful under stairs storage cupboard. There is also a serving hatch leading to the kitchen.



### KITCHEN

10' 4" x 9' 2" (3.15m x 2.79m)

The kitchen features a range of fitted wall and base units with rolled edge work surfaces over, which incorporate a single bowl stainless steel sink and drainer unit with a chrome mixer tap. The kitchen is equipped with space for a gas cooker, plumbing and provisions for an automatic washing machine and for a slimline dishwasher. There is tiling to the splash areas, glazed display cabinets, decorative coving to the ceilings and a ceiling light point. The kitchen features a radiator, a double-glazed bank of windows to the rear elevation and a multipaneled timber and glazed door with obscured glazed inserts leading to the garden.







## FIRST FLOOR

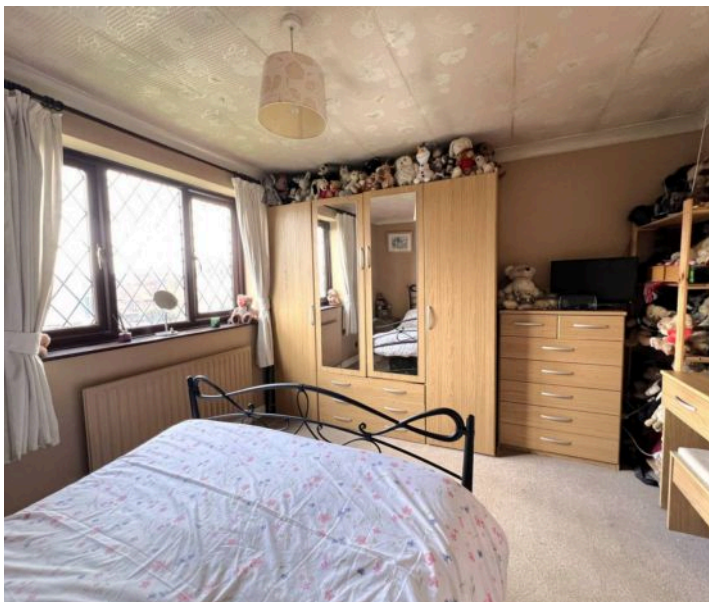
### LANDING

Taking the staircase from the entrance hall you reach the first-floor landing which has a double-glazed window to the side elevation and multipaneled timber doors provide access to the four well proportioned bedrooms, the house bathroom and encloses a useful cupboard over the bulkhead of the stairs. There is decorative coving to the ceilings, two ceiling light points and a loft hatch providing access to a useful attic space.

### BEDROOM ONE

12' 8" x 11' 0" (3.86m x 3.35m)

Bedroom one is a generously proportioned, light and airy double bedroom which has ample space for free standing furniture. There is a bank of double-glazed windows to the front elevation with leaded detailing which has pleasant views across the property's front gardens and onto the courtyard. There is decorative coving to the ceilings, a ceiling light point and a radiator.



### BEDROOM TWO

10' 0" x 8' 9" (3.05m x 2.67m)

Bedroom two can accommodate a double bed with space for free standing furniture. There is a bank of double-glazed windows to the rear elevation which has views across the property's rear gardens. There is decorative coving to the ceilings, a ceiling light point and a radiator.



### BEDROOM THREE

10' 0" x 10' 6" (3.05m x 3.20m)

Bedroom three can accommodate a double bed with ample space for free standing furniture. There is a bank of double-glazed windows to the rear elevation, decorative coving to the ceilings, a ceiling light point and a radiator.



### BEDROOM FOUR

8' 0" x 11' 0" (2.44m x 3.35m)

Bedroom four is currently being utilised as a home office/study but can accommodate a single bed with ample space for free standing furniture. There is a bank of double-glazed windows to the front elevation with leaded detailing, decorative coving to the ceilings, a radiator and a ceiling light point.

### HOUSE BATHROOM

8' 0" x 7' 6" (2.44m x 2.29m)

The house bathroom is a light and airy, generously proportioned bathroom which features a four-piece suite comprising of a panel bath, a pedestal wash hand basin, a low-level W.C and a fixed frame shower cubicle with thermostatic shower. There is part tiled and part panelled walls, decorative coving to the ceilings, a ceiling light point, a radiator and a double-glazed window with obscured glass and leaded detailing to the side elevation.





## EXTERNAL

### EXTERNAL FRONT

Externally the subject property is situated in a private courtyard setting for only four detached family homes. The property features a tarmacadam driveway leading to the detached garage and the front garden is laid predominantly to lawn with well stocked flower and shrub beds. A pathway leads across the front of the property down the side to a door canopy with ceiling light point over the side door. A gate then encloses the rear garden, and there is an external security light by the front.

### EXTERNAL REAR

Externally the property benefits from a low maintenance enclosed garden which is laid predominantly to lawn but also features flagged patio areas ideal for enjoying the afternoon and evening sun. The gardens then extend behind the garage where there is a pedestrian access door and an external tap.

### GARAGE

The garage features a up and over door there is lighting and power in situ, a pedestrian access door to the rear elevation and a bank of windows with obscured glass also to the rear elevation.





PROPERTY VIEWING NOTES -



PROPERTY VIEWING NOTES -



## **ADDITIONAL INFORMATION**

### **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:

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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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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. Your home may be repossessed if you do not keep up repayments on your mortgage.

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### **OFFICE OPENING TIME**

#### **7 DAYS A WEEK**

Monday to Friday - 8.45 to 17:30

Saturday - 9:00 to 14:00

Sunday - 11:00 to 13:00

Details Printed - 05/03/25





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