



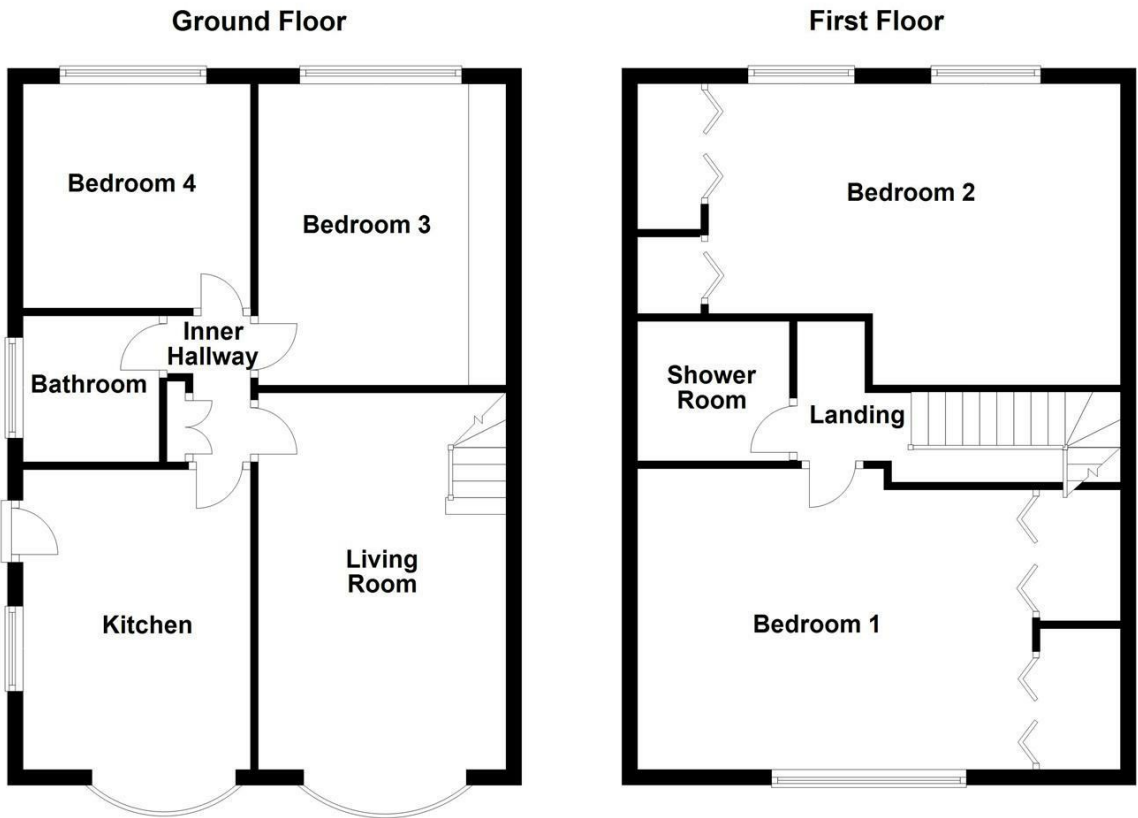
WAKEFIELD  
01924 291 294

OSSETT  
01924 266 555

HORBURY  
01924 260 022

NORMANTON  
01924 899 870

PONTEFRACT & CASTLEFORD  
01977 798 844

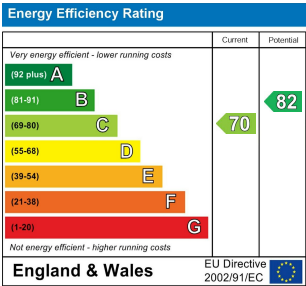


**IMPORTANT NOTE TO PURCHASERS**  
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements to enable them to obtain exact details for the purpose of fitted carpets. Please note that none of the appliances mentioned in our brochures i.e. gas boilers, heaters, cookers, refrigerators etc. have been checked or tested and cannot be guaranteed to be in working order. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller.

**MORTGAGES**  
Did you know that we have our own specialist mortgage consultants who can provide you with free independent advice and information regarding your house purchase and everything it entails, from budget planning to finding the best mortgage available to you\*

Wakefield office 01924 291294,  
Pontefract & Castleford office 01977 798844  
Ossett & Horbury offices 01924 266555  
and Normanton office 01924 899870.  
Please ring us to arrange a mortgage advice appointment.

\*your home may be repossessed if you do not keep up repayments on your mortgage



**FREE MARKET APPRAISAL**  
If you are thinking of making a move then take advantage of our FREE market appraisals, with the knowledge that we have been selling houses for the people of the WF postcodes for over 50 years.

**PROPERTY ALERTS**  
Make sure you keep up to date with all new properties in your price range in the particular area you have in mind by registering your details with us.

**CONVEYANCING**  
Richard Kendall Estate Agent is proud to have their own panel of solicitors offering a comprehensive service to our clients requiring Conveyancing services. This service enables Richard Kendall Estate Agent to work hand in hand with our solicitors and our mortgage brokers to ensure the legal process of buying or selling your homes is as seamless as possible.



## 29 Gillion Crescent, Durkar, Wakefield, WF4 3PP

### For Sale Freehold £265,000

A four bedroom detached family home, which benefits from off road parking and larger than average single garage, UPVC double glazing and gas central heating.

The accommodation fully comprises of kitchen, inner hallway, spacious living room, two bedrooms and bathroom/w.c. To the first floor landing there are two further double bedrooms and a shower room/w.c. To the front there is an Astro turf garden with planted borders, block paved side patio area and to the rear there is a tiered low maintenance garden and access to the larger than average single detached garage, garden store and outhouse.

Located within the sought after area of Durkar with local bus routes travelling to and from Wakefield city centre. Junction 39 of the M1 motorway is only a short drive away ideal for those looking to travel further afield.

Only a full internal inspection will reveal all that is on offer.





ACCOMMODATION

KITCHEN DINER

9'8" x 15'1" max into bay x 12'8" min [2.95m x 4.62m max into bay x 3.87m min]  
UPVC double glazed side entrance door. A range of all and base units with laminate work surface over, tiled walls, laminate flooring, UPVC double glazed bow window with radiator below, UPVC double glazed window to the side, integrated oven and grill, four ring gas hob, sink and drainer with mixer tap, plumbing and drainage for a washing machine, space for fridge freezer, plumbing and drainage for a dishwasher. Timber door to the inner hallway.



INNER HALLWAY

Doors leading to the bedrooms, bathroom, living room and double door storage cupboard.

BATHROOM/W.C.

5'6" x 6'2" [1.69m x 1.90m]  
Three piece suite comprising panelled bath with mixer tap, bi-folding shower screen with electric shower over, low flush w.c., wash basin with mixer tap built into high gloss vanity cupboards, tiled walls, ladder style radiator, UPVC double glazed window to the side.



LIVING ROOM

10'6" x 15'10" [3.22m x 4.85m]  
Four wall light points, dado rail, UPVC double glazed bow window to the front with central heating radiator, coving to the ceiling, gas fire on a marble hearth with matching interior and wooden decorative surround. Staircase leads to the first floor landing.

BEDROOM THREE

12'11" x 8'7" to wardrobes [3.96m x 2.64m to wardrobes]  
Fitted wardrobes to one wall, UPVC double glazed window to the rear, central heating radiator.



BEDROOM FOUR

9'4" x 9'8" [2.87m x 2.97m]  
Coving to the ceiling, UPVC double glazed window to the rear, central heating radiator.



FIRST FLOOR LANDING

Dado rail, loft access, doors to two bedrooms and shower room/w.c.

BEDROOM ONE

13'7" x 12'9" max x 12'2" min [4.16m x 3.91m max x 3.71m min]  
UPVC double glazed window to the front, central heating radiator, two built in wardrobes with bi-folding timber doors, timber door providing access into the eaves storage. Fixed shelving.



BEDROOM TWO

17'3" x 9'4" min x 12'11" max [5.28m x 2.86m min x 3.94m max ]  
Laminate flooring, two double built in wardrobes, two UPVC double glazed windows to the rear, central heating radiator.



SHOWER ROOM/W.C.

6'9" x 6'0" [2.07m x 1.85m]  
Three piece suite comprising enclosed corner shower cubicle with sliding door ad electric shower. Wash basin built into laminate work surface with high gloss vanity cupboards below, low flush w.c., tiled walls, ladder style radiator, extractor fan.

OUTSIDE

To the front there is a low maintenance AstroTurf front garden with planted borders, walled surrounds. The garden continues round to the side to the block paved patio area and timber gate side access and breeze block walls. A timber gate provides access into the enclosed rear garden. The rear garden there is a block paved seating area and steps leading to the low maintenance concrete area. Timber panelled fence surrounds, brick built outhouse housing the boiler, aluminium shed providing storage. Larger than average single garage [measuring 4.51m x 4.65m max x 3.61m min] with electric quarter panel door to the front, power, light and UPVC pedestrian rear door.



COUNCIL TAX BAND

The council tax band for this property is C

FLOOR PLANS

These floor plans are intended as a rough guide only and are not to be intended as an exact representation and should not be scaled. We cannot confirm the accuracy of the measurements or details of these floor plans.

EPC RATING

To view the full Energy Performance Certificate please call into one of our local offices.

VIEWINGS

To view please contact our Wakefield office and they will be pleased to arrange a suitable appointment.