



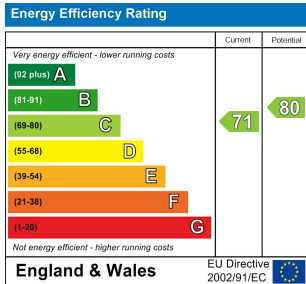
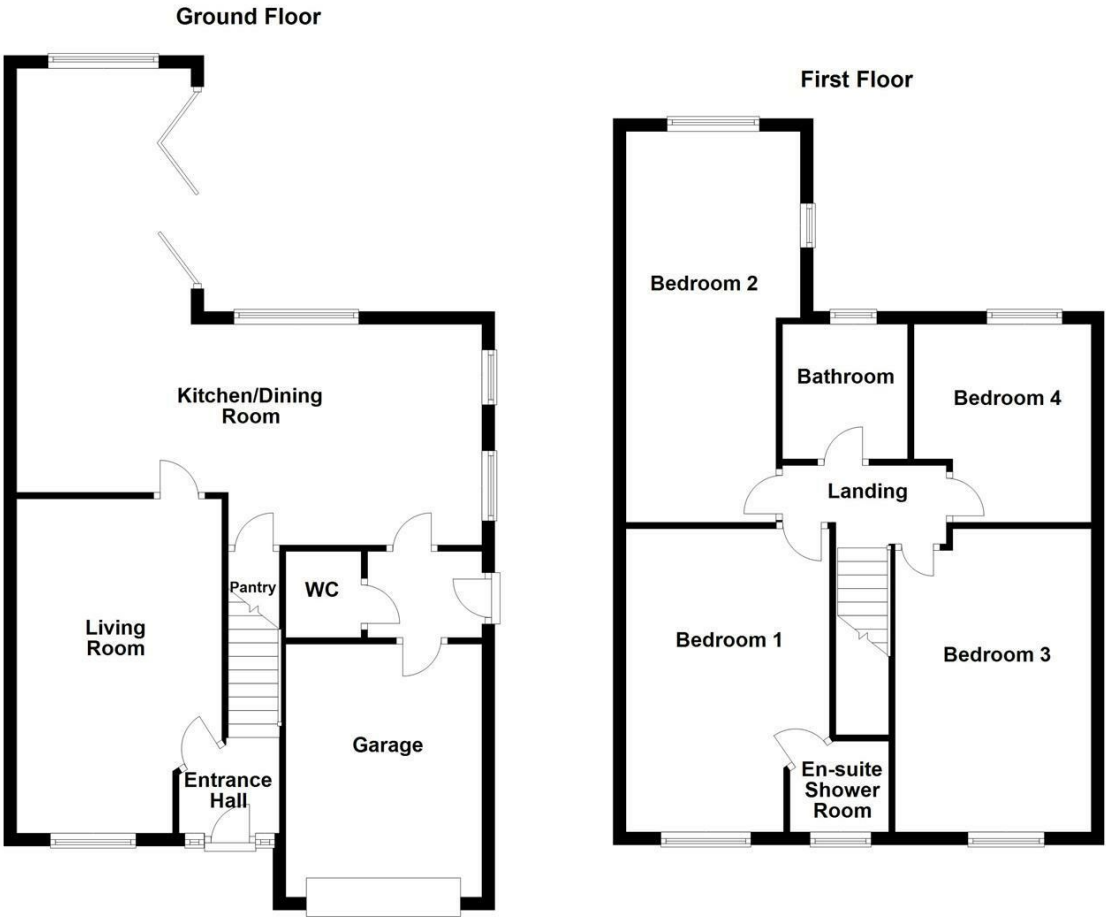
WAKEFIELD
01924 291 294

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.



8 The Crimbles, Durkar, Wakefield, WF4 3EX

For Sale Freehold £430,000

Situated in Durkar is this extended generous size four bedroom detached family home tucked away in a small cul-de-sac location and has four double bedrooms, ample off road parking and attractive enclosed rear garden.

The accommodation briefly comprises of entrance hall, living room, open plan kitchen dining room bi-folding doors to the rear garden, further hallway providing access to the downstairs w.c. and integral garage. To the first floor landing there is loft access, four bedrooms and the house bathroom/w.c. Bedroom one benefits from en suite shower room facilities. Outside to the front there is a tarmac paved driveway providing off road parking for several vehicles and leading to the single integral garage with manual up and over door. To the rear there is a laid to lawn garden with planted beds, stone paved patio area and enclosed by timber fencing.

Located in the popular area of Durkar, the property is nearby to local amenities such as Asda superstore, public houses, restaurants, canal walks and Pugneys water park.

Well presented throughout and aptly placed for transport links, this property would make an ideal purchase for a range of buyers and only a full internal inspection will show what is on offer at this quality home and an early viewing comes highly advised to avoid disappointment.



ACCOMMODATION

ENTRANCE HALL

Front entrance door, coving to the ceiling, central heating radiator, stairs to the first floor landing and door into the living room.

LIVING ROOM

17'1" x 10'6" max x 8'1" min [5.21m x 3.21m max x 2.48m min]
Central heating radiator, UPVC double glazed window to the front, coving to the ceiling, door to the kitchen dining room, electric fire with marble hearth and surround with wooden mantle.

OPEN PLAN KITCHEN DINING ROOM

23'11" max x 8'10" min x 21'9" max x 8'7" min [7.29m max x 2.71m min x 6.64m max x 2.64m min]

Four UPVC double glazed windows, LED spotlighting to the ceiling, three central heating radiators, door to a further hallway, door to understairs pantry and bi-folding doors leading out onto the rear patio area. The kitchen has a range of base units with granite work surface over, ceramic sink with drainer and mixer tap, space and plumbing for dishwasher, integrated undercounter refrigerator, integrated oven and four ring induction hob with extractor hood above. Space for an integrated microwave.



FURTHER HALLWAY

5'10" x 4'6" [1.8m x 1.39m]

Door to the side of the property, doors to the w.c. and garage.

DOWNSTAIRS W.C.

4'5" x 2'11" [1.37m x 0.91m]

Central heating radiator, LED spotlighting to the ceiling, low flush w.c., pedestal wash basin with tiled splashback, extractor fan.

GARAGE

12'10" x 9'4" [3.93m x 2.86m]

Worcester boiler, up and over door, power and light, space for electrical appliances. Stainless steel sink and drainer, laminate work surface and base units.

FIRST FLOOR LANDING

Loft access, central heating radiator, doors leading to bedrooms and bathroom/w.c.

BEDROOM ONE

13'10" x 10'6" max x 8'2" [4.22m x 3.21m max x 2.5m]

LED spotlighting to the ceiling, central heating radiator, UPVC double glazed window to the front, door to the en suite shower room, fitted wardrobes with partial mirrored doors.



EN SUITE SHOWER ROOM/W.C.

4'10" x 6'2" max x 4'1" [1.49m x 1.88m max x 1.26m]

Frosted UPVC double glazed window to the front, LED ceiling spotlights, extractor fan, chrome ladder central heating radiator, low flush w.c., ceramic wash basin set on to a storage unit with mixer tap, shower cubicle with overhead shower and screen. Fully tiled.

BEDROOM TWO

20'0" x 8'11" max x 7'9" min [6.1m x 2.74m max x 2.37m min]

Central heating radiator, two UPVC double glazed windows to the rear.

BEDROOM THREE

10'0" x 14'1" max x 13'0" min [3.07m x 4.3m max x 3.97m min]

LED spotlighting to the ceiling, central heating radiator, UPVC double glazed window to the front, cupboard.

BEDROOM FOUR

9'1" x 10'1" max x 6'10" min [2.77m x 3.08m max x 2.1m min]

UPVC double glazed window to the rear, central heating radiator.



HOUSE BATHROOM/W.C.

6'9" x 6'4" [2.07m x 1.94m]

Frosted UPVC double glazed window to the rear, chrome ladder central heating radiator, LED spotlights to the ceiling and an extractor fan, shaver socket point, low flush w.c., ceramic wash basin built into a storage unit with mixer tap, bath with mixer tap and overhead shower with shower screen. Fully tiled.

OUTSIDE

To the front of the property there is a driveway, which is partly tarmacked and partly block paved providing off road parking for several vehicles and leading to the integral garage with up and over door. Slate and planted features. Paved pathway to the front door. The rear garden is mainly laid to lawn with planted beds, stone paved patio area ideal for outdoor entertaining, enclosed by timber fencing.



COUNCIL TAX BAND

The council tax band for this property is E

EPC RATING

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

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.

VIEWINGS

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