



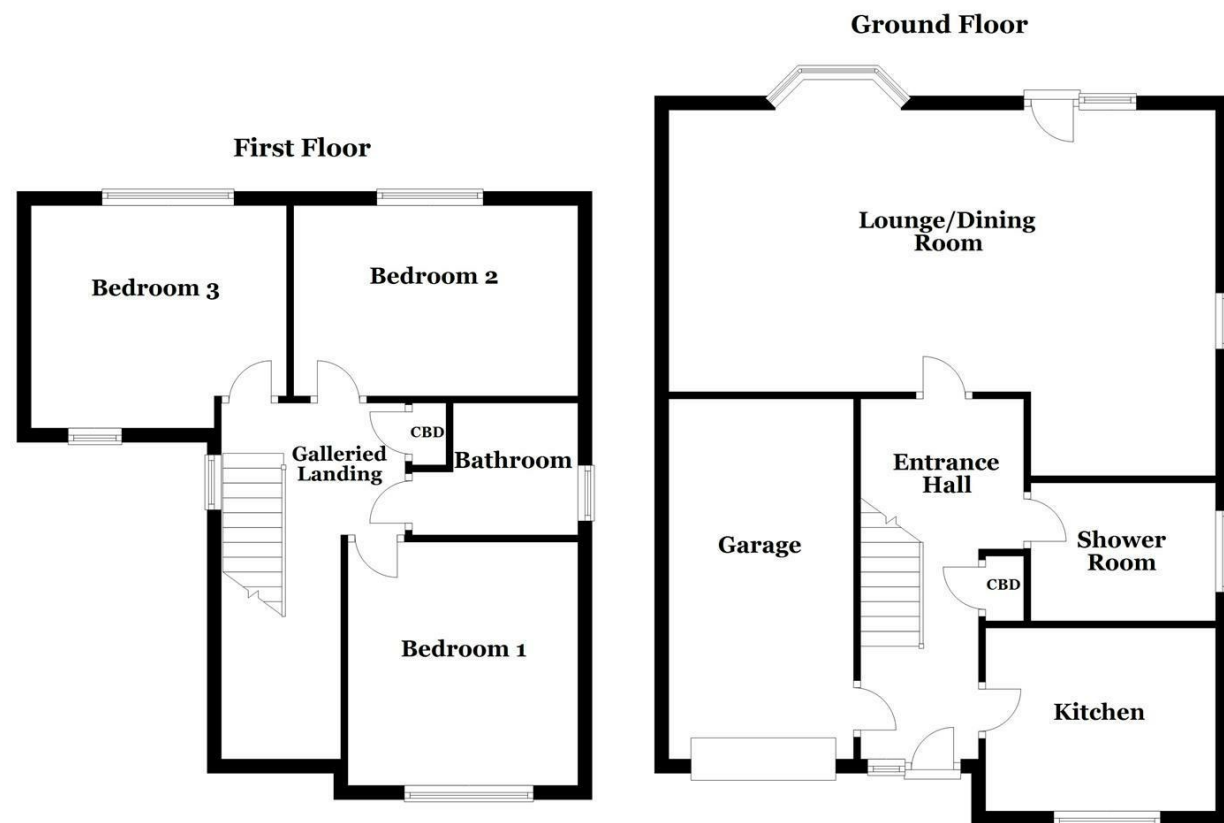
WAKEFIELD  
01924 291 294

OSSETT  
01924 266 555

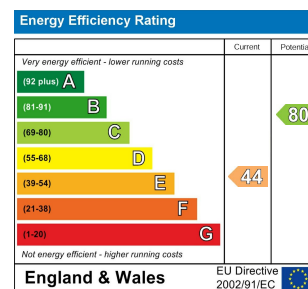
HORBURY  
01924 260 022

NORMANTON  
01924 899 870

PONTEFRACT & CASTLEFORD  
01977 798 844



2A Newsholme Lane, Durkar



**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.



**2A Newsholme Lane, Durkar, Wakefield, WF4 3BD**

**For Sale Freehold £299,950**

Situated in Durkar is this superbly presented three bedroom detached dormer bungalow benefitting from well proportioned rooms, off road parking and front and rear gardens.

The property briefly comprises of the entrance hall, kitchen, shower room/w.c., lounge/dining room and integral garage. The first floor landing leads to three well proportioned bedrooms and the house bathroom/w.c. Outside to the front, the garden is planted with a concrete driveway leading to the single integral garage. To the rear the garden is laid to lawn incorporating paved and slate patio areas, perfect for outdoor dining and entertaining, fully enclosed by timber fencing.

The property is well placed to local amenities including shops and schools with local bus routes nearby, as well as Junction 39 of the M1 motorway being a short drive away.

Only a full internal inspection will reveal all that's on offer at this home and an early viewing is highly recommended.



**ACCOMMODATION**

**ENTRANCE HALL**

UPVC double glazed frosted window to the front, stairs to the first floor landing, central heating radiator and doors to the garage, kitchen, storage cupboard, shower room and lounge/dining room.

**KITCHEN**

10'8" x 8'5" (3.27m x 2.59m)

Column central heating radiator, coving to the ceiling, UPVC double glazed window to the front and range of contemporary wall and base units with laminate work surface over, ceramic double sink and drainer with mixer tap and tiled splash back, integrated double oven with five ring gas hob with stainless steel extractor hood above, integrated washing machine, dishwasher and fridge/freezer.

**SHOWER ROOM/W.C.**

6'5" x 8'7" (1.96m x 2.64m)

LED ceiling spotlights, chrome ladder style radiator, UPVC double glazed frosted window to the side, low flush w.c., pedestal wash basin with mixer tap and shower cubicle with shower head attachment and glass shower screen. Fully tiled.



**LOUNGE/DINING ROOM**

25'5" x 17'1" (max) x 13'3" (min) (7.75m x 5.21m (max) x 4.05m (min))

UPVC double glazed bay window to the rear and window to the side. UPVC double glazed door leading to the rear garden, two central heating radiators, coving to the ceiling and wooden fireplace with wooden surround and wooden mantle.



**FIRST FLOOR LANDING**

UPVC double glazed window to the side, vaulted ceiling with exposed beam, galleried landing looking down to the entrance hall, loft access and doors to three bedrooms, the house bathroom and storage cupboard.

**BEDROOM ONE**

10'9" x 7'11" (3.29m x 2.43m)

Central heating radiator, UPVC double glazed window to the front and set of fitted wardrobes with sliding mirror doors.



**BEDROOM TWO**

8'11" x 13'1" (2.74m x 4.0m)

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

**BEDROOM THREE**

11'10" x 10'4" (max) x 8'11" (min) (3.61m x 3.15m (max) x 2.72m (min))

UPVC double glazed windows to the front and rear and central heating radiator.



**BATHROOM/W.C.**

7'3" x 6'1" (max) x 2'9" (min) (2.23m x 1.86m (max) x 0.85m (min))

UPVC double glazed frosted window to the side, LED ceiling spotlights, chrome ladder style radiator, low flush w.c., pedestal wash basin with mixer tap, bath with mixer tap and glass shower screen. Fully tiled.



**OUTSIDE**

To the front of the property the garden is planted with a concrete driveway providing off road parking leading to the single integral garage with up and over door. To the rear the garden is laid to lawn incorporating paved and

slate patio areas, perfect for outdoor dining and entertaining, fully enclosed by timber fencing.



**COUNCIL TAX BAND**

The council tax band for this property is D.

**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.

**EPC RATING**

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