



WAKEFIELD | **OSSETT** | **HORBURY**
 01924 291 294 | 01924 266 555 | 01924 260 022
NORMANTON | **PONTEFRACT & CASTLEFORD**
 01924 899 870 | 01977 798 844



2 Broadacres, Durkar, Wakefield, WF4 3BE

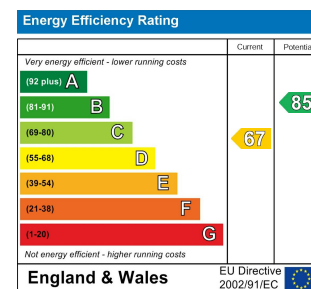
For Sale Freehold Offers Over £229,950

Occupying a superb corner plot is this two bedroom semi detached bungalow benefitting from driveway parking, detached garage and side garden.

The property briefly comprises of kitchen, living room, two double bedrooms, shower room/w.c. and side porch. Outside there are low maintenance lawns to the front and side, driveway parking, detached garage and flagged patio area.

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.

Due to its substantial plot, this property has potential to extend, subject to the correct planning and a viewing is highly recommended.



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.

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



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ACCOMMODATION

KITCHEN

12'6" x 8'6" [3.82m x 2.61m]

UPVC front entrance door into the kitchen, side UPVC door to the porch. Fitted kitchen with an array of wall and base units for storage, integrated oven and gas hob, 1/2 sink and drainer unit with mixer tap and an open archway into the living room.



LIVING ROOM

15'8" x 11'5" [4.78m x 3.50m]

UPVC double glazed window to the front elevation, central heating radiator and feature gas fireplace with marble surround. Door leading to the inner hallway.



INNER HALLWAY

Built in storage cupboard, access to two bedrooms and the shower room.

BEDROOM ONE

12'0" x 11'6" [max] [3.66m x 3.51m [max]]

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



BEDROOM TWO

8'8" x 8'5" [2.65m x 2.58m]

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



SHOWER ROOM/W.C.

6'4" x 5'5" [1.95m x 1.66m]

UPVC double glazed frosted window to the side elevation, three piece suite comprising shower cubicle with wall mounted shower, low flush w.c. and wash hand basin with mixer tap. Chrome style ladder radiator, spotlights to the ceiling and fully tiled walls.



SIDE PORCH

3'10" x 10'10" [1.19m x 3.32m]

Front UPVC door, tiled flooring, rear wood framed door and window to the side. Space for a washing machine.

OUTSIDE

To the front of the property is gated entry which leads to a driveway providing ample space for two-three cars with low maintained lawn either side with bush and shrubbery border leading to a detached storage garage with two doors. There is a side flagged patio seating area with space for a greenhouse.



COUNCIL TAX BAND

The council tax band for this property is B.

FLOOR PLAN

This floor plan is intended as a rough guide only and is not to be intended as an exact representation and should not be scaled. We cannot confirm the accuracy of the measurements or details of this floor plan.

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.