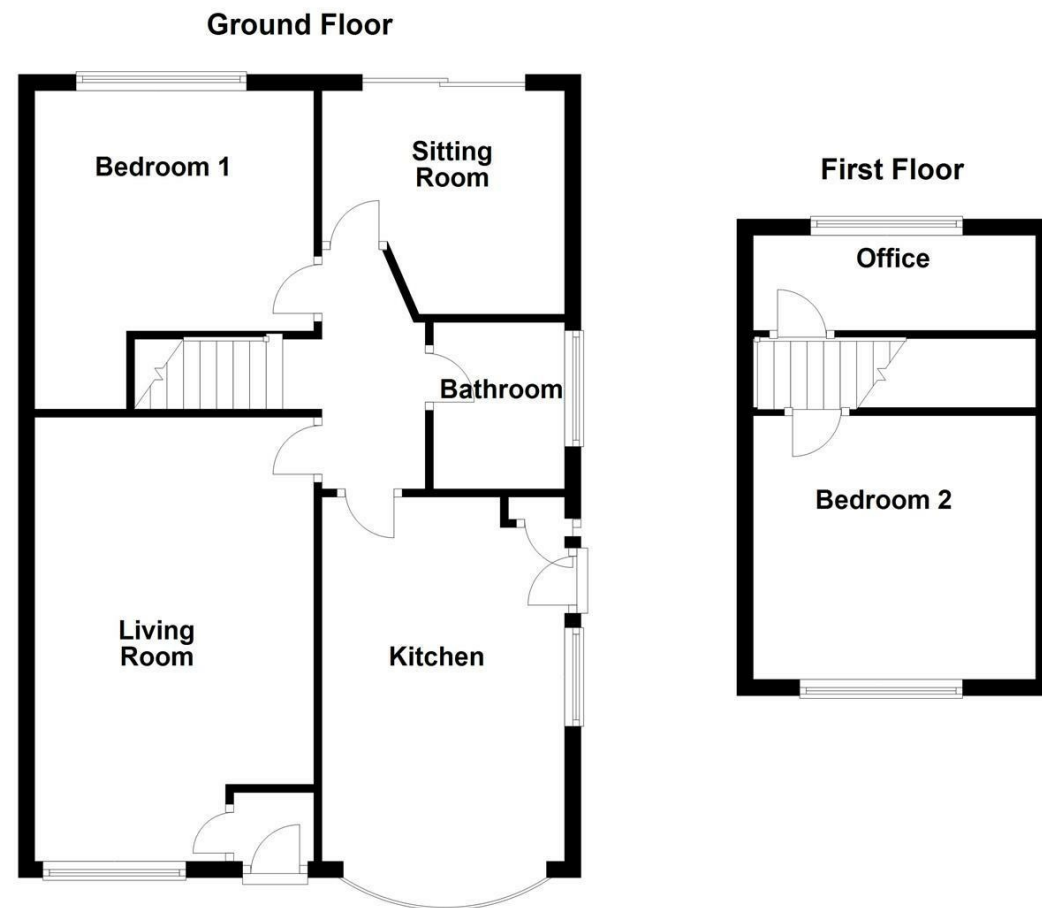




**WAKEFIELD** | **OSSETT** | **HORBURY**  
 01924 291 294 | 01924 266 555 | 01924 260 022  
**NORMANTON** | **PONTEFRACT & CASTLEFORD**  
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## 85 Howard Crescent, Durkar, Wakefield, WF4 3AN

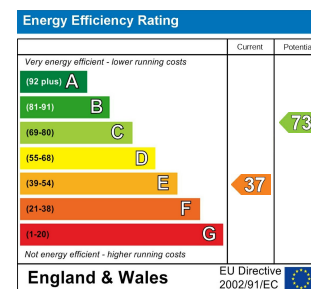
**For Sale Freehold Asking Price £225,000**

A well presented semi detached bungalow offering flexible accommodation with two/three bedrooms plus an office room, situated in this popular part of Durkar and benefitting from well maintained gardens and detached garage. UPVC double glazing and central heating.

The accommodation briefly comprises entrance hall, living room, spacious kitchen, inner hallway, main bedroom with fitted storage, sitting room [could be used as third bedroom] and bathroom/w.c. The first floor landing leads to bedroom two and the office room. Outside, there are attractive and very well maintained gardens to the front and rear with a driveway to the side providing off street parking leading to a detached garage.

The property is well placed for access to a range of amenities including local shops, schools and bus routes. There is also excellent access to the motorway network for those wishing to commute further afield.

Making an ideal home for couples and families alike, an early viewing is highly recommended.



### 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\*

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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

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### CONVEYANCING

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#### ACCOMMODATION

##### KITCHEN

14'8" x 9'9" [4.49m x 2.98m]

UPVC double glazed side entrance door leading into the kitchen. Fitted kitchen units with stainless steel sink and drainer unit, freestanding electric hob with double oven, freestanding fridge freezer and combined washing machine/tumble dryer, all included in the sale. Built-in storage cupboard, UPVC double glazed curved bay window to the front, further UPVC double glazed window to the side, central heating radiator and door to the inner hallway.



##### INNER HALLWAY

Doors to the living room, bedroom one, sitting room/bedroom three and bathroom/w.c. Staircase to the first floor landing.

##### LIVING ROOM

16'5" x 11'3" [5.02m x 3.43m]

UPVC double glazed window to the front, central heating radiator and a feature fire with marble hearth. Door to the entrance hall.



##### ENTRANCE HALL

UPVC double glazed front entrance door.

##### BEDROOM ONE

11'3" x 9'7" [3.45m x 2.94m]

UPVC double glazed window to the rear elevation, central heating radiator and fitted storage to one wall. Small understairs storage space.



##### SITTING ROOM/BEDROOM THREE

9'10" x 9'4" [3.00m x 2.86m]

UPVC double glazed sliding patio doors to the rear garden, central heating radiator and wood effect flooring.



##### BATHROOM/W.C.

6'3" x 5'2" [1.93m x 1.60m]

Three piece suite comprising panelled bath, wash basin and low flush w.c. Part tiled walls, UPVC double glazed frosted window to the side and central heating radiator.



##### FIRST FLOOR LANDING

Doors to bedroom two and office.

##### BEDROOM TWO

11'4" x 10'5" [3.46m x 3.20m]

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



##### OFFICE

10'9" x 4'4" [3.28m x 1.33m]

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

##### OUTSIDE

Lawned garden to the front with mature planted borders. A driveway to the side provides off street parking leading to a detached single garage with up and over door to the front and side entrance door. Enclosed and easy to maintain garden to the rear with lawn, flagged patios and walkway, established borders and greenhouse.



##### COUNCIL TAX BAND

The council tax band for this property is C.

##### 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 six local offices.

##### 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.