



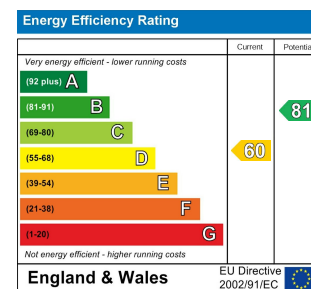
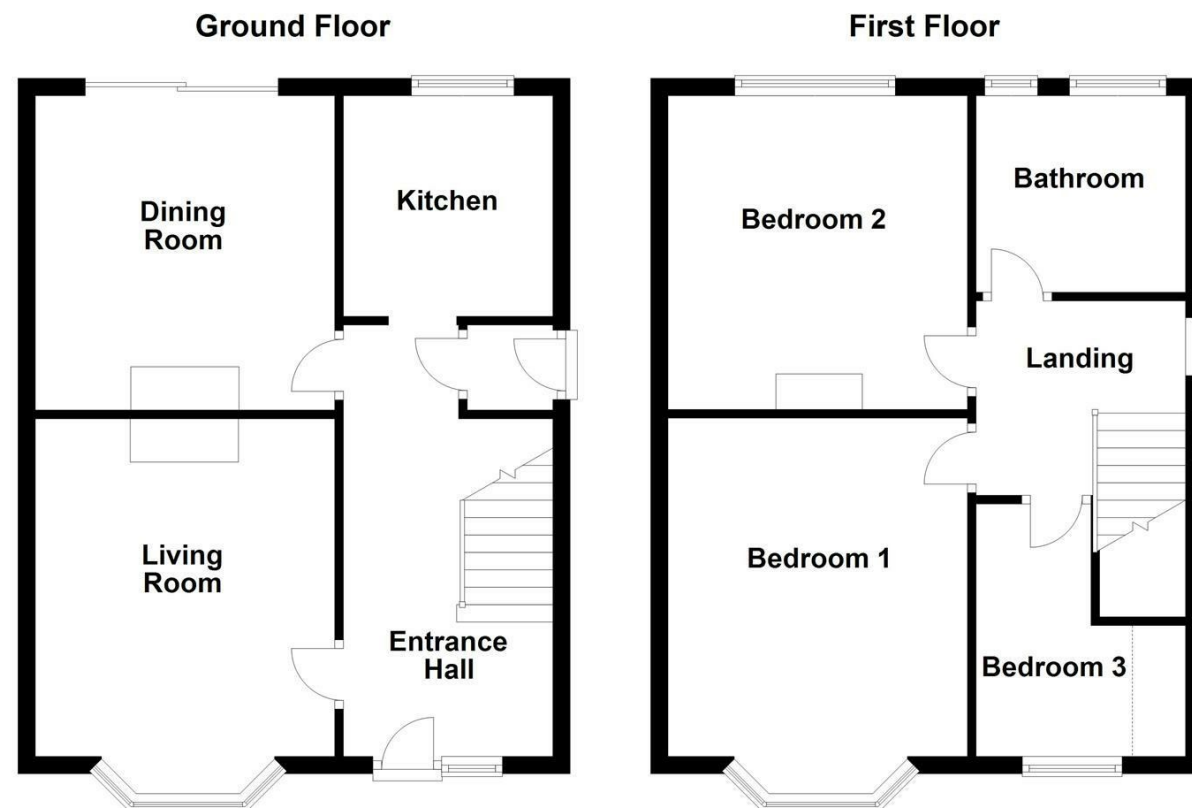
WAKEFIELD
01924 291 294

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.



78 Durkar Lane, Crigglestone, Wakefield, WF4 3HY

For Sale Freehold £250,000

Situated in the sought after location of Crigglestone is this well presented three bedroom semi detached property benefitting from well proportioned accommodation, ample off road parking and attractive front and rear gardens.

The property briefly comprises of entrance hall, living room, dining room, kitchen and side porch. The first floor landing leads to three bedrooms and the house bathroom/w.c. Outside to the front the garden is lawned with a tarmac driveway providing off road parking for at least three vehicles leading to the single detached garage. To the rear there is an attractive tiered garden with decked and stone paved patio areas, perfect for al fresco dining with an artificial lawn, fully enclosed by timber fencing.

Situated within two miles to junction 39 of the M1 motorway, this property is perfectly located for those looking to commute further afield and is also well situated for all local shops, amenities and schools with St James Junior & Infants school only minutes away.

To a high standard, the property is ready to move into and a viewing is highly recommended.



KITCHEN

8'7" x 7'10" [2.62m x 2.41m]
 Range of wall and base units with laminate work surface over, stainless steel sink and drainer with mixer tap and tiled splash back. Space for a fridge/freezer, space and plumbing for a washing machine, integrated four ring gas hob with stainless steel extractor hood and integrated oven. UPVC double glazed window to the rear.

PORCH

3'2" x 3'2" (0.99m x 0.99m)
 UPVC door leading to the side of the property.

FIRST FLOOR LANDING

7'11" x 8'1" [2.42m x 2.47m]
 Loft access, UPVC double glazed window to the side and doors to three bedrooms and the house bathroom.

BEDROOM ONE

12'11" x 11'10" [3.96m x 3.61m]
 UPVC double glazed bay window to the front and central heating radiator.



BEDROOM TWO

11'10" x 11'10" [3.61m x 3.63m]
 UPVC double glazed window to the rear and central heating radiator.



BEDROOM THREE

7'11" x 9'10" [max] x 4'10" [min] [2.43m x 3.02m [max] x 1.48m [min]]
 UPVC double glazed window the front, central heating radiator and a set of fitted wardrobes with sliding mirror doors.

BATHROOM/W.C.

7'5" x 7'10" [2.27m x 2.4m]
 Two UPVC double glazed frosted windows to the rear, central heating radiator, low flush w.c., pedestal wash basin and bath with mixer tap and shower head attachment.



OUTSIDE

To the front of the property the garden is mainly laid to lawn and a tarmac driveway running down the side of the property providing off road parking for several vehicles leading to the single detached garage with power and light, manual up and over door, side door and UPVC double glazed window. The attractive lawned rear garden is tiered incorporating decked and stone paved patio areas, perfect for outdoor entertaining and dining purposes, an artificial lawn and pebbled and planted beds, fully enclosed by timber fencing.



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.

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.

ACCOMMODATION

ENTRANCE HALL

16'3" x 7'11" [4.97m x 2.42m]
 UPVC double glazed frosted window to the front, central heating radiator, stairs to the first floor landing and doors to the living room, dining room, side porch leading to the side of the property and an opening to the kitchen.



LIVING ROOM

12'11" x 11'4" [3.94m x 3.47m]
 UPVC double glazed bay window to the front, central heating radiator and electric fireplace.



DINING ROOM

11'10" x 11'10" [3.62m x 3.63m]
 Central heating radiator and a set of UPVC double glazed sliding doors to the rear garden.

