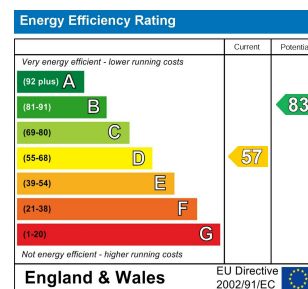




**WAKEFIELD** | **OSSETT** | **HORBURY**  
**01924 291 294** | **01924 266 555** | **01924 260 022**  
**NORMANTON** | **PONTEFRACT & CASTLEFORD**  
**01924 899 870** | **01977 798 844**



**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.



**106 Howard Crescent, Durkar, Wakefield, WF4 3AL**

**For Sale Freehold £250,000**

Situated in a popular location in Durkar is this superbly presented and extended two bedroom semi detached bungalow benefiting from driveway parking, rear garden, summer house and detached garage.

The accommodation briefly comprises living room with conservatory extension, kitchen, two bedrooms and a shower room/w.c. Externally there is parking to the front, detached garage and beautiful rear garden with summerhouse.

Ideally located for all local shops and amenities including the Asda superstore, Pugneys water parking and Blacker Hall Farm, as well as only being a short drive away from the motorway network for those looking to commute further afield.

Done to a superb standard internally, this would make a fantastic home and a viewing is highly recommended.



## ACCOMMODATION

### KITCHEN

13'8" x 9'10" [4.17m x 3.01m]

Side UPVC door into the kitchen. UPVC double glazed bay window to the front elevation, UPVC double glazed window to the side elevation, a modern fitted kitchen with an array of wall and base units for storage, integrated hob, integrated oven with cooker hood, sink and drainer unit, space for a fridge freezer, plumbing for washing machine, space for dining table and chairs, central heating radiator, spotlights to the ceiling, access to the inner hallway.



### INNER HALLWAY

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

### LIVING ROOM

12'7" x 11'3" [3.86m x 3.45m]

A well presented room with corner log burner, central heating radiator, opening leading through to the extended conservatory/sitting room.



### CONSERVATORY

12'7" x 9'1" [3.86m x 2.78m]

UPVC double glazed windows to the rear and side elevation, French doors leading out to the rear garden and a central heating radiator.



### BEDROOM ONE

15'1" x 11'2" [4.6m x 3.42m]

UPVC double glazed window to the front elevation, central heating radiator and fitted storage to one side. Full height fitted wardrobes with sliding mirror doors.



### BEDROOM TWO

9'3" x 9'1" [2.82m x 2.78m]

UPVC double glazed window to the rear elevation and central heating radiator. Full height fitted wardrobes with sliding mirror doors.



### SHOWER ROOM/W.C.

5'9" x 5'6" [1.77m x 1.68m]

UPVC double glazed frosted window to the side. Corner shower cubicle with wall mounted shower, vanity wash hand basin unit and low flush w.c. Chrome ladder style radiator.



### OUTSIDE

To the front of the property there is a pebbled garden with tarmac driveway parking. Gated entry leading to further driveway parking to a detached garage to the rear of the property. The rear garden has a decked seating area leading to low maintenance lawn with bush and shrubby border and a side pebbled garden with wood fence surround. A brick summerhouse with double French doors.



### COUNCIL TAX BAND

The council tax band for this property is B.

### 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.